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GOVDOC

# planning department

BOSTON REDEVELOPMENT AUTHORITY

NEW NEIGHBORHOODS - PRELIMINARY ANALYSIS OF POTENTIAL SITES

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NEW NEIGHBORHOODS  
PRELIMINARY ANALYSIS OF POTENTIAL SITES

MARCH, 1970

Boston Redevelopment Authority  
Planning Department  
District Planning Program







NOTE;

The following is a compendium of studies of twelve sites throughout the City of Boston having potential for residential development. In every case, the probability exists that for one reason or another, land assembly powers or some means of subsidy is required in order to stimulate development.

The sites are:

East Boston	- Waterfront
Dorchester	- Norwell Street
	- Lena Park
	- Savannah Street (Mattapan)
	- Livermore Street (Mattapan)
	- Hallet Street Dump
	- Columbia Point
Roslindale	- Boston State Hospital
West Roxbury	- Hancock Village
Jamaica Plain	- Parker Hill
	- Jamaica Pond
South Boston	- Baxter Street

Each study includes the following:

Site Description  
Present Status of Development  
Factors affecting development  
Appropriate New Neighborhoods Program  
Relocation Requirements  
Community Participation Considerations  
Recommended Next Steps







NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

EAST BOSTON, SITE NO. 1

WATERFRONT

Prepared by

The Planning Department of  
The Boston Redevelopment Authority

January 30, 1970



## CONTENTS

(EAST BOSTON, SITE NO. 1, WATERFRONT)

Map of East Boston showing site location

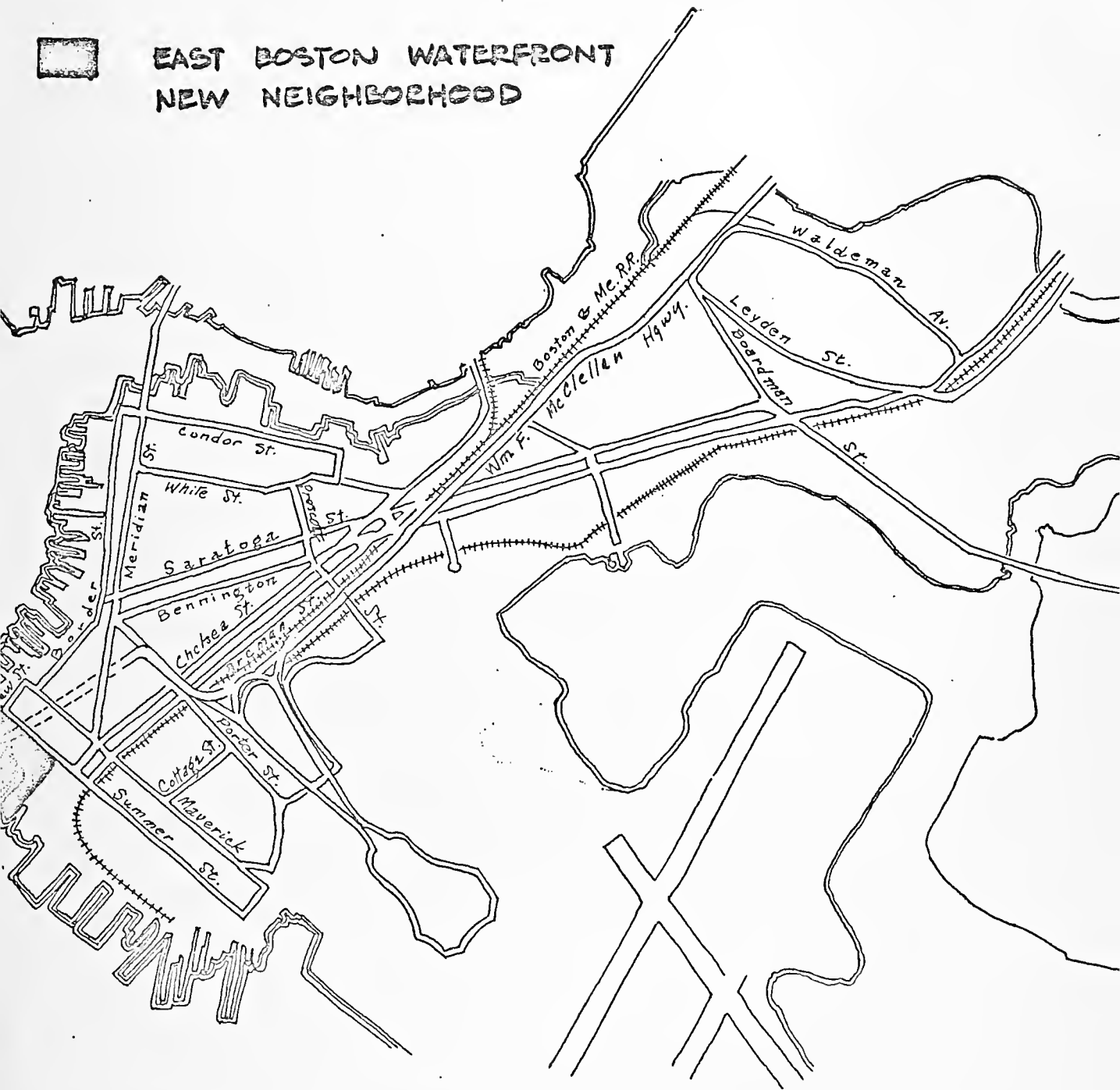
- I. Site Description
  - II. Factors Affecting Development of the Site
  - III. Present Status of Development
  - IV. Appropriateness of New Neighborhood Program
  - V. Citizen Involvement
  - VI. Relocation Requirements
  - VII. Recommended Next Steps
- Parcel Information Table







EAST BOSTON WATERFRONT  
NEW NEIGHBORHOOD



# East Boston

DISTRICT PLANNING PROGRAM  
BOSTON REDEVELOPMENT AUTHORITY





## I. SITE DESCRIPTION

- A. SIZE: 12.7 acres.
- B. NUMBER OF EXISTING BUILDINGS: Seven industrial buildings (2 substantial, 5 small).
- C. EXISTING AND SURROUNDING USES: The site, although mostly vacant, is used for industrial purposes. The eastern boundary of the site fronts on industrial buildings and the "1800" restaurant. The northern boundary abuts a public housing project and several industrial buildings. The remainder of the site is on Boston Harbor.
- D. PATTERN OF OWNERSHIP: The site is divided into four parcels ranging in size from 39,000 square feet to 171,000 square feet.
- E. NEIGHBORHOOD CHARACTERISTICS: The Maverick Square neighborhood is a mixed-use, marginally viable area. Industrial buildings are interspersed with small residential buildings and the large public housing project. Much environmental improvement is needed in order to provide a suitable setting for new housing.
- F. TOPOGRAPHY: Flat
- G. ENVIRONMENTAL CONDITIONS: The site is predominantly open with some dilapidated industrial buildings and rotting piers.



## II. FACTORS AFFECTING DEVELOPMENT

### A. PROBLEMS OR CONSTRAINTS:

1. High land cost.
2. High land preparation cost.
3. Run-down public housing project bordering the site.
4. General environmental deficiencies in the neighborhood (mixed uses, truck traffic, blighted buildings).
5. Lack of community confidence in the Boston Redevelopment Authority.

### B. OPPORTUNITIES:

1. A waterfront site with fine views.
2. Chance to combine housing with waterfront park.
3. Convenience to transit.

## III. PRESENT STATUS OF DEVELOPMENT

A local architect, Thomas McNulty, has prepared a preliminary proposal for development of the site for moderate income housing and has been seeking developer interest. There are several aspects of his proposal that have not been thought through and a positive recommendation on it cannot be made at this time.

## IV. APPROPRIATENESS FOR NEW NEIGHBORHOODS

The site is appropriate for further consideration as a new neighborhood. It was proposed as residential in the 1965 East Boston GMRP and also in a more recent BRA waterfront study. If we don't take the initiative now, a private developer will, and



we will probably not get what we want there. Land acquisition and preparation costs will have to be examined much more closely and this work should begin immediately.

#### V. CITIZEN INVOLVEMENT

The BRA is not held in high regard in East Boston. Even preliminary explorations into the feasibility of the project must include close community involvement. Without such involvement, the project should not be attempted.

#### VI. RELOCATION REQUIREMENTS

A. 2 businesses

B. 17 jobs

#### VII. RECOMMENDED NEXT STEPS

Further work on the project should await the formation of the East Boston LAC. When this group is established, the BRA should present the idea to them for their consideration, explaining why it might be good for them and the ultimate advantages that will accrue to them.

In the meantime, land development feasibility studies can be started so that final determinations about costs and development problems can be ready.





# PARCEL INFORMATION TABLE

SITE: 8 - EAST BOSTON

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
3-37 Sumner St.	5406	127,925	-	-	52,000	Sumner Realty
3-85 Sumner St.	5404	143,200	-	-	171,000	Mary C. Kelly
9-111 Sumner St.	5403	144,203	-	-	105,000	John E. Lynon
23-127 Sumner St.	5402	<u>102,960</u>	-	-	<u>39,000</u>	Camille Steinhuge
TOTAL		518,288			367,000	







NEW NEIGHBORHOODS

PRELIMINARY STUDY

DORCHESTER: Site No. 6

NORWELL STREET

Prepared by

PLANNING DEPARTMENT

BOSTON REDEVELOPMENT AUTHORITY

January 30, 1970



## CONTENTS

(Dorchester, Site No. 6, Norwell Street)

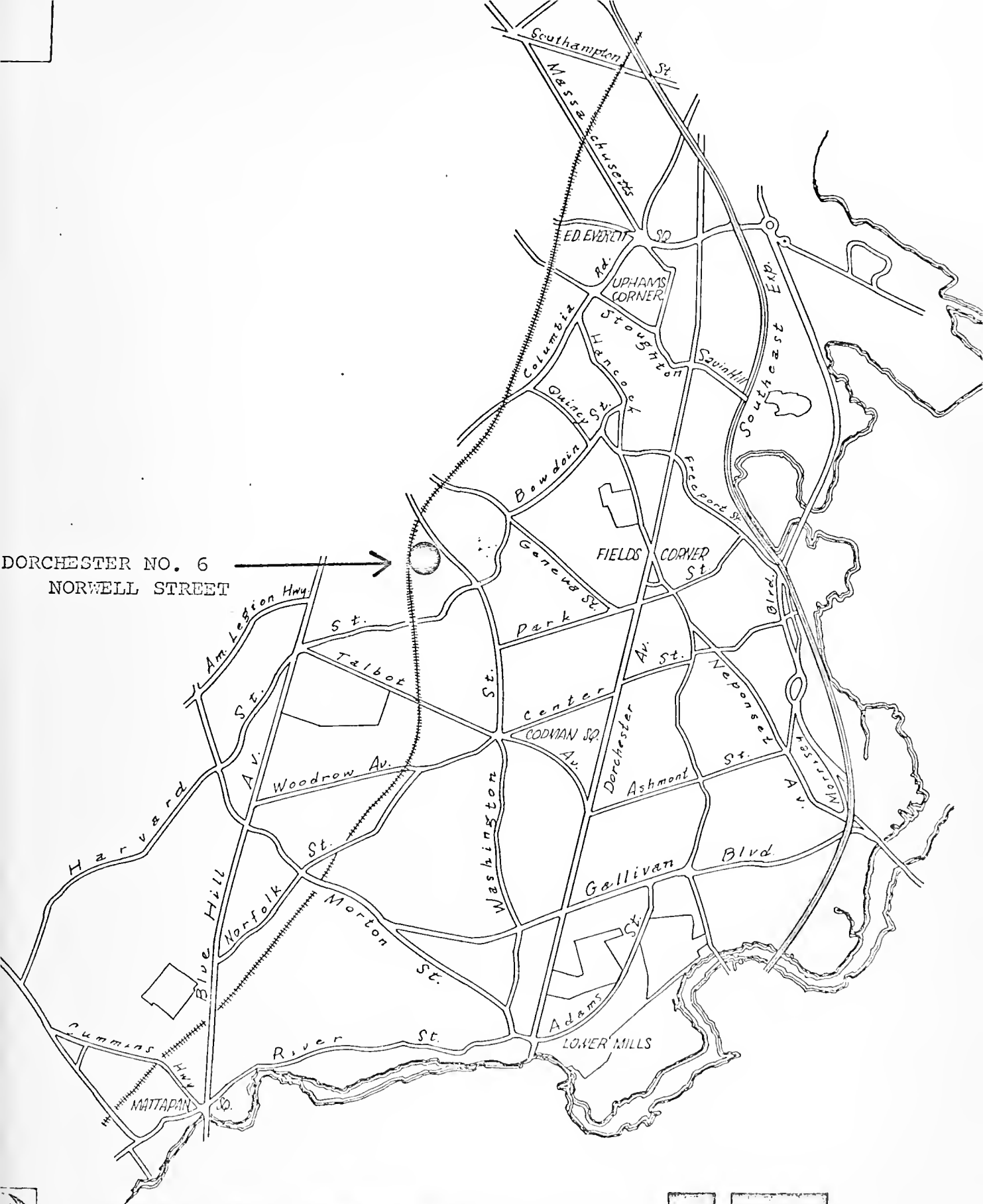
Map of Dorchester Showing Site Location

- I. Site Description
- II. Factors Affecting Development of the Site
- III. Appropriateness for New Neighborhoods
- IV. Community Involvement
- V. Relocation Requirements
- VI. Next Steps

Parcel Information Table



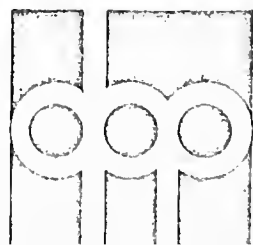




DORCHESTER NO. 6  
NORWELL STREET

# DORCHESTER

DISTRICT PLANNING PROGRAM  
BOSTON REDEVELOPMENT AUTHORITY





NEW NEIGHBORHOODS:  Dorchester, Site No.6 - Norwell Street

I.  SITE DESCRIPTION

        The Norwell site is 8.7 acres in size.  It is located in the Mt. Bowdoin neighborhood of the northern section of the Dorchester Planning District near the Model City boundary.

        The site includes the block bounded by Vassar Street, Washington Street, Norwell Street and Carmen Street excluding the homes on Carmen and Vassar Streets and the Library on Washington Street; the block bounded by Washington Street, the Penn Central Railroad tracks, 5-103 Norwell Street; and the block bounded by Norwell Street, Vassar Street, Radcliff Street, and Carmen Street, excluding the structures fronting on Radcliff Street.  The site also includes the taking of Rupert Street, Lynville Terrace and Norwell Street from Carmen Street to Vassar Streets.

        The site is an essentially flat piece of land from 80 to 120 feet above sea level.  There are several large vacant parcels surrounded by buildings on the Carmen-Vassar-Washington-Norwell block as well as sizable vacant areas on the other two blocks.

        Much of the site is covered with buildings primarily residential in use.  There are a total of 64 buildings on the Norwell site which includes 51 residential structures of two to three stories containing 145 dwelling units.  The rest of the buildings house commercial or industrial uses including a gas station, auto body shop, a storage garage and an abandoned lumber yard.



The surrounding uses are predominantly residential with a concentration of commercial, mixed and industrial uses along Washington Street. Adjacent to the site is the Mt. Bowdoin Branch of the Boston Public Library at 271-279 Washington Street, and the new Olney public elementary school is nearby. There are only two parks near the site, Mt. Bowdoin Green and Ripley Playground, both of which are extremely small, totalling less than 1½ acres.

The condition of the buildings on the site and in the surrounding area are fair to poor with concentrations of sub-standard structures along the railroad tracks. Most of the residential buildings on the site are of brick construction and are suitable for rehabilitation.

The site consists of a large number of small parcels as well as a few large vacant and semi-vacant parcels. There is a total of 95 parcels and about one-half as many owners.

Like much of the western section of northern Dorchester, the Mt. Bowdoin area has undergone population changes during the last decade which has resulted in large concentrations of poor blacks and Puerto Ricans and the departure of middle class white families. This influx of people has put abnormal pressure and demands on the low-income housing supply and has resulted in an increased rate of physical deterioration.



## II. FACTORS AFFECTING DEVELOPMENT OF THE SITE

One of the major constraints to the development of new housing on this site is the number of dwellings that would have to be demolished if the whole site was to be cleared.

However, the site is suitable for a combination of rehabilitation and new construction on the vacant and underutilized areas. This would be attractive since few dwelling units would have to be destroyed, and the development of the site would remove the worst blight in the area and add to the housing supply.

Presently the Boston Housing Authority is considering the site for low income housing for large families. A site development plan has been prepared by the BRA which calls for 100 new units of two and three story buildings and the rehabilitation of 53 brick buildings with 121 units.

## III. APPROPRIATENESS FOR NEW NEIGHBORHOODS

New and rehabilitated housing on the Norwell Street site would be highly desirable for this section of Dorchester since the site presently contains many dilapidated buildings as well as several uses incompatible with the predominantly residential neighborhood.

## IV. COMMUNITY INVOLVEMENT

If possible, it would be desirable to find some competent community organization to sponsor and plan new housing at this site rather than the BRA or BHA. The BRA's involvement in the





development of this site should be limited to providing technical assistance for a community group.

#### V. RELOCATION REQUIREMENTS

To implement the BRA proposal for this site, it would be necessary to demolish five residential buildings displacing approximately twenty-four families. Five businesses would be displaced resulting in the loss of about 12 jobs.

If a development plan similar to the preliminary proposal mentioned in "II" above is implemented, the relocation of families will be simplified. At present, many of the units that would be rehabilitated are vacant. These might be rehabilitated first, thereby creating a relocation resource for families to be moved.

#### VI. NEXT STEPS

In cooperation with the newly formed Dorchester Local Advisory Committee, the City is now in a position to encourage interested developers to submit proposals for developing the site.



# PARCEL INFORMATION TABLE

SITE: NORWELL STREET - DORCHESTER SITE #6

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
9 Washington Street	1541	1286	900	5100	6000	Mounta Ganen
1-223 Washington St.	1542	1100	600	3900	4500	Mounta & Walter J. Ganen
5 Washington Street	1543	1741	900	3600	4500	Fang Ng. Yuk
7 Washington Street	1544	1729	900	3600	4500	Abraham & Ruth Bornstein, Sylvia Margolis Trs. Bonar Realty Trust
9 Washington Street	1545	1694	800	2700	3500	Mina Shindler, Helen Gulk Charles Bond, William Morton, Theodore, Myer A., Harold & Simon Bornstein (1/9 each)
1 Washington Street	1546	1651	800	3700	4500	Eliot & Anne Marie Gendrus
3 Washington Street	1547	1651	800	3700	4500	Fabyan M & Josephine L. Beaulieu
5 Washington Street	1548	1682	800	3700	4500	Agrippino & Evelyn Zunkone
Washington Street	1549	610	300	0	300	Agrippino & Evelyn Zunkone
7 Washington Street	1550	3823	1900	7100	9000	Frederick & Lorraine Jossely
Washington Street	1551	29962	2500	0	2500	HEW Construction Company
3 Washington Street	1552	3000	1500	3500	5000	William Kopans
5 Washington Street	1553	3000	1500	3500	5000	Domenico & Maria R. Venezia
7 Washington Street	1554	2970	1500	3500	5000	Domenico & Maria R. Venezia
9 Washington Street	1555	3338	1700	3300	5000	Domenico & Maria R. Venezia
1-253 Washington St.	1556	3234	1700	5300	7000	Joseph A. Marotto, Vita M. Valenti (1/2 each)
7 Washington Street	1557	2951	1400	5300	6700	Angelo & Concetta Mancini
1-253 R Washington St.	1558	4556	500	0	500	Angelo & Concetta Mancini
7 R Washington Street	1559	5069	500	800	1300	Angelo & Concetta Mancini
9 R Washington Street	1560	5580	600	800	1400	Antonetta Venezia



Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
Rupert Street	1595	4000	200	0	200	Alfred Bowditch
Rupert Street	1596	13929	1100	0	1100	Richard R. Ravech
Norwell Street	1597	1657	600	3900	4500	James Jr. & Verna N. Wils
Norwell Street	1598	1555	500	4000	4500	James Jr. & Verna N. Wils
Norwell Street	1599	1492	500	4000	4500	Alfred Realty, Inc. (Mass.
Norwell Street	1600	1448	500	4000	4500	Alfred Realty, Inc. (Mass.
Norwell Street	1601	1224	400	4100	4500	Alfred Realty, Inc. (Mass. & Howard S. Cohen
Norwell Street	1602	1096	400	4100	4500	Alfred Realty, Inc. (Mass. & Howard S. Cohen
Washington Street	1603	2890	2000	0	2000	Penn Central Company
3 Washington Street	1604	4200	2000	5000	7000	Chasnoff & Pearl Milton
Lynnville Terrace	1605	2774	800	3200	4000	Adelino P. & Tereza M. Ribeiro
Lynnville Terrace	1606	6700	2300	0	2300	City of Boston (FLC)
Lynnville Terrace	1607	6362	1900	5600	7500	Anthony Sakennis
5-207 Washington St.	1608	5250	2000	7000	9000	Hugh J. Bonner, Trustee of Columbia Trust
9-211 Washington St.	1609	4622	2800	6700	9500	Edward Everett Building Maintenance Corp.
3-217 Washington St.	1610	3615	2700	9300	12000	Hyman & Anne Karlsberg
Norwell Street	1611	1673	600	1400	2000	Eugene Kushner
Norwell Street	1611-1	1543	500	1500	2000	Eugene Kushner
Norwell Street	1612	1621	600	1400	2000	Eugene Kushner
Norwell Street	1613	1699	600	1400	2000	Eugene Kushner
SA Norwell Street	1614	2483	700	1300	2000	Eugene Kushner
Norwell Street	1615	2794	800	1200	2000	Eugene Kushner
Norwell Street	1616	2800	700	2300	3000	Mary S. Connolly
Norwell Street	1617	3994	1000	2300	3300	Philip & Lucy Cloutier



SITE: NORWELL STREET (cont)

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
1 Norwell Street	1618	3838	1000	2300	3300	Howes Realty Corp. (Mass
3 Norwell Street	1619	2555	800	2400	3200	Howes Realty Corp. (Mass
5 Norwell Street	1620	1924	600	2400	3000	Howes Realty Corp. (Mass
7 Norwell Street	1621	2113	600	2400	3000	Joseph & Madeline Frasca
Norwell Street	1622	400	100	0	100	City of Boston
1 Norwell Street	1623	1211	400	2800	3200	Arcadie N. Lima
3 Norwell Street	1624	1173	400	1900	2300	Francis J. & Anna F. Noon
5 Norwell Street	1625	1168	400	1900	2300	Rita Taytassac
7 Norwell Street	1626	1171	400	2600	3000	Garnell H. Hall
9 Norwell Street	1627	1172	400	1900	2300	Willie & Elnora Dykes
1 Norwell Street	1628	1173	400	2600	3000	Francis E. & Isabella Ir
2 Norwell Street	1629	1173	400	2600	3000	Samuel F. & Evelyn V. Ja
5 Norwell Street	1630	1172	400	2600	3000	Margaret M. Noone
7 Norwell Street	1631	1189	400	1100	1500	Gertrude Goldberg.
9-63 Norwell Street	1632	15450	4500	100	4600	Richard Ravech
Norwell Street	1633	2965	900	0	900	Dudley Wood Products, In
Norwell Street	1634	2965	900	0	900	Dudley Wood Products, In
Norwell Street	1635	2965	900	0	900	Dudley Wood Products, In
1 Norwell Street	1636	2964	900	2000	2900	Dudley Wood Products, In
ot 10 Norwell Street	1637	2964	900	0	900	Dudley Wood Products, In
7 Norwell Street	1638	2964	900	2000	2900	Dudley Wood Products, In
ot 12 Norwell Street	1639	2964	900	800	1700	Dudley Wood Products, In
5 Norwell Street	1640	2964	900	1500	2400	Dudley Wood Products, In
9 Norwell Street	1641	2911	900	0	900	Dudley Wood Products, In
Norwell Street	1642	2869	900	0	900	Dudley Wood Products, In





SITE: NORWELL STREET (cont)

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
Part of 103 Norwell St.	1643	6325	2480	0	2480	Napoli Wrecking Co., Inc. (Mass.)
Norwell Street	1535	11009	6000	0	6000	City of Boston (FLC)
O Carmen Street	1536	125	48*	0	48	Abraham E. & Dulcena Elske
TOTALS		347393	95693	226400	322093	
Based on percent of land taken.						







NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

DORCHESTER, SITE NO. 8

LENA PARK

Prepared by

The Planning Department of  
The Boston Redevelopment Authority

January 30, 1970



## CONTENTS

(Dorchester, Site No. 3, Lena Park)

Map of Dorchester Showing Site Location

- I. Site Description
- II. Factors Affecting Development
- III. Present Status of Development
- IV. Appropriateness for New Neighborhoods
- V. Citizen Involvement
- VI. Relocation Requirements
- VII. Next Steps

Parcel Information Table

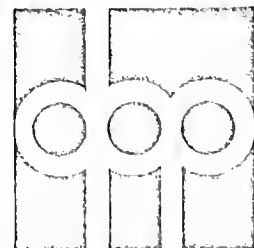






# DORCHESTER

DISTRICT PLANNING PROGRAM  
BOSTON REDEVELOPMENT AUTHORITY





## I. SITE DESCRIPTION

- A. SIZE: The Lena Park site is 11.3 acres in size.
- B. LOCATION: The site is located in the Franklin Field section of Dorchester and is bounded by Franklin Park, the Boston State Hospital, Harvard Street, and the Franklin Hill Avenue housing project. The site ranges from 60 to 120 feet above sea level and overlooks the vast open areas of Franklin Park and Boston State Hospital.
- C. EXISTING BUILDINGS: About half of the site consists of vacant land while the rest of the site, which includes Lorne Street, contains buildings. These include the YMHA Hecht House, (which a community group - Lena Park Housing Development Corp. - is attempting to purchase through a HUD Grant under the Neighborhood Facilities Program, Section 703) several residential buildings and an old greenhouse. A total of 37 buildings presently stand on the Lena Park site. Approximately 31 of these buildings are residential containing about 83 dwelling units.
- D. SURROUNDING USES AND BUILDING CONDITIONS: The surrounding uses are primarily institutional, open space and residential. The Franklin Hill Avenue housing project is directly to the north of the site and the Franklin Field housing project also is nearby. Besides the Boston



State Hospital, other public facilities include the Paine Elementary School and the site of the planned Joseph Lee Elementary School. Plans are currently underway to convert the Franklin Field House into a neighborhood social center for teenagers and the elderly. Also planned for Franklin Field is a major indoor tennis club, which will serve the Metropolitan area as well as neighborhood residents. These facilities will be easily accessible to the Lena Park site. Building conditions on the Lena Park site are especially poor on Lorne Street.

E. NEIGHBORHOOD CHARACTERISTICS: The 1960 Census shows that only 5.8% of the residents in the area were non-white and that only 17% of the families had incomes under \$3,000. It is estimated that from 32 to 48 percent of the people living in the vicinity of the site are living now in conditions of poverty and at least 65% of the population is non-white. The area is still undergoing rapid demographic changes that could produce substantially larger portions of poor, non-white residents.

F. PATTERN OF OWNERSHIP: The site is made up of several large vacant and semi-vacant parcels as well as many small parcels which are primarily located on Lorne



Street. There is a total of 38 parcels and about as many owners.

## II. FACTORS AFFECTING DEVELOPMENT

The major constraint to the development of this site is the required demolition and relocation. However, most of the residential structures are in poor condition probably beyond rehabilitation.

The location of the Lena Park site near ample open space and public community oriented facilities makes the site highly desirable for new housing. Also, the area is desperately in need of suitable low and moderate income units and elderly housing.

## III. PRESENT STATUS OF DEVELOPMENT

The Lena Park Housing Development Corporation currently is interested in developing the site for elderly housing and low and middle income housing. A 13 story tower with 97 two bedroom units is now under construction at one corner of the site. This group is now seeking ways to acquire the remainder of the site for the construction of 250 additional units.

## IV. APPROPRIATENESS FOR NEW NEIGHBORHOODS

The Lena Park site is an ideal location for housing development and should be included in the New Neighborhoods Program assuming that the Lena Park Housing Corporation is interested





in working with the City and calling this venture a "New Neighborhood". It seems clear at this point that the group needs and wants BRA assistance. It is questionable that the group would like to be "partners" in the project, however.

#### V. CITIZEN INVOLVEMENT

The Lena Park Housing Corporation, a non-profit community group, chose the Lena Park site for housing and has developed plans for the area according to the needs of the community. This group has worked closely with the BRA in relation to the Lena Park Community Service Center 703 Application. The BRA should continue to work with this group by offering assistance and encouragement.

#### VI. RELOCATION REQUIREMENTS

The proposed housing plan of the Lena Park Housing Corporation for the site involves the demolition of all existing structures except the community center. This includes the relocation of about 83 families. This figure is based on the total number of units contained in the existing structures. It does not take into account that many of the structures are now vacant. A survey of Lorne Street is needed to determine the actual relocation load. However, even if this many families were to be relocated, the site is sufficiently vacant so that no families would need to be displaced until after at least 200 new units were constructed and ready for occupancy.



## VII. NEXT STEPS

The BRA should continue to assist the Lena Park Group in their plans for the site regardless of whether the effort is called a New Neighborhood or not. One form of assistance they need right now is in the formation of an effective development team. The BRA Department of Residential Development can be very helpful in this regard.



# PARCEL INFORMATION TABLE

NOTE: LENA PARK = DORCHESTER SITE #8

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
37 Harvard Street	4299	3396	800	11200	12000	Maxwell Freeman
4 Lorne Street	4298	3214	500	11400	12000	Maxwell Freeman
Lorne Street	4297	3214	600	5900	6500	Julio Teifeira
2 Lorne Street	4296	3214	600	5900	6500	Louis J. and Marion E. C.
4 Lorne Street	4295	3214	600	5900	6500	Eric Harriott
3-20 Lorne Street	4294	3214	600	4400	5000	Genenieve Brown
2-24 Lorne Street	4293	3214	600	4400	5000	Lester A. & Lillian A. Lawrence
5-28 Lorne Street	4292	3214	600	5900	6500	Alan Boyajian Trustee of Lena Park Realty Trust
0 Lorne Street	4291	3214	600	5900	6500	Joseph Fine
Lorne Street	4290	3214	600	5900	6500	Joseph R. Ramos
3-40 Lorne Street	4289	3214	600	5900	6500	Pernice Kreiger
2-44 Lorne Street	4288	3214	600	4400	5000	Theresa, Pearl & Sumner Andelman
5-48 Lorne Street	4287	3214	600	0	600	Alfred Pozzi
0-52 Lorne Street	4286	4784	900	16100	17000	Betty M Carlin
5 Lorne Street	4285	3380	700	0	700	Alda W. Marshall, Trustee of Alda Realty Trust
7-59 Lorne Street	4283	3417	700	7800	8500	Arsen Boyajian, Trustee of A & K Realty Trust
5 Lorne Street	4284	2627	500	6000	6500	Alan Boyajian Trustee of A & K Realty Trust
1 Lorne Street	4281	3213	600	5900	6500	Alan Boyajian Trustee of Lena Park Realty Trust
7 Lorne Street	4280	3214	600	2400	3000	Allied Service and Supply Co., Inc. (Mass.)
43 Lorne Street	4279	4822	1000	7300	8300	Lorne Realty Trust
5-37 Lorne Street	4278	4822	1000	9300	10300	Xenophon Clarke
1 Lorne Street	4277	3214	600	5400	6000	Dominic E. Olsen, Trustee of Hill Trust



ITE: LENA PARK (con't)

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Buildings	Total	
7 Lorne Street	4276	3214	600	4400	500	Ralph & Ella M. Thomas
3 Lorne Street	4275	3214	600	4100	4700	Leston A & Lillian A Lawrence
9 Lorne Street	4274	3214	600	5400	6000	Edward L & Myrna W. Cot
5 Lorne Street	4273	3214	600	5900	6500	Martha Williams
1 Lorne Street	4272	3214	600	5100	5700	Arthur Gilbert
Lorne Street	4271	1796	400	4100	4500	Gerson H & Bernice M. Greenberg
Lorne Street	4270	1754	400	4100	4500	Gerson H. & Bernice M. Greenberg
Lorne Street	4269	1756	400	4100	4500	Gerson H & Bernice M. Greenberg
-3 Lorne Street	4268	1870	500	6000	6500	Gerson H & Bernice M. Greenberg
05 Harvard Street	4267	9270	2300	6200	8500	Helena F. Holbrow
01 Harvard Street	4266	51102	6700	6100	12800	Willmore F. Holbrow
Franklin Hill Ave.	4340	6823	1400	7900	9300	Willmore F. Holbrow
Gilbert Road	4320	70584	45000	0	45000	Jewish Child Welfare Ass
Gilbert Road	4312	29685	18000	0	18000	Jewish Child Welfare Ass
Gilbert Road	4311	4050	500	200	700	Arsen Boyajian
60 American Legion Highway	4300	117364	11800	588200	600000	Combined Jewish Philan- thropies of Greater East Inc.
TOTAL		387580	105000	782100	894100	









NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

MATTAPAN, SITE NO. 10

SAVANNAH STREET

Prepared by  
The Planning Department of  
The Boston Redevelopment Authority  
January 30, 1970



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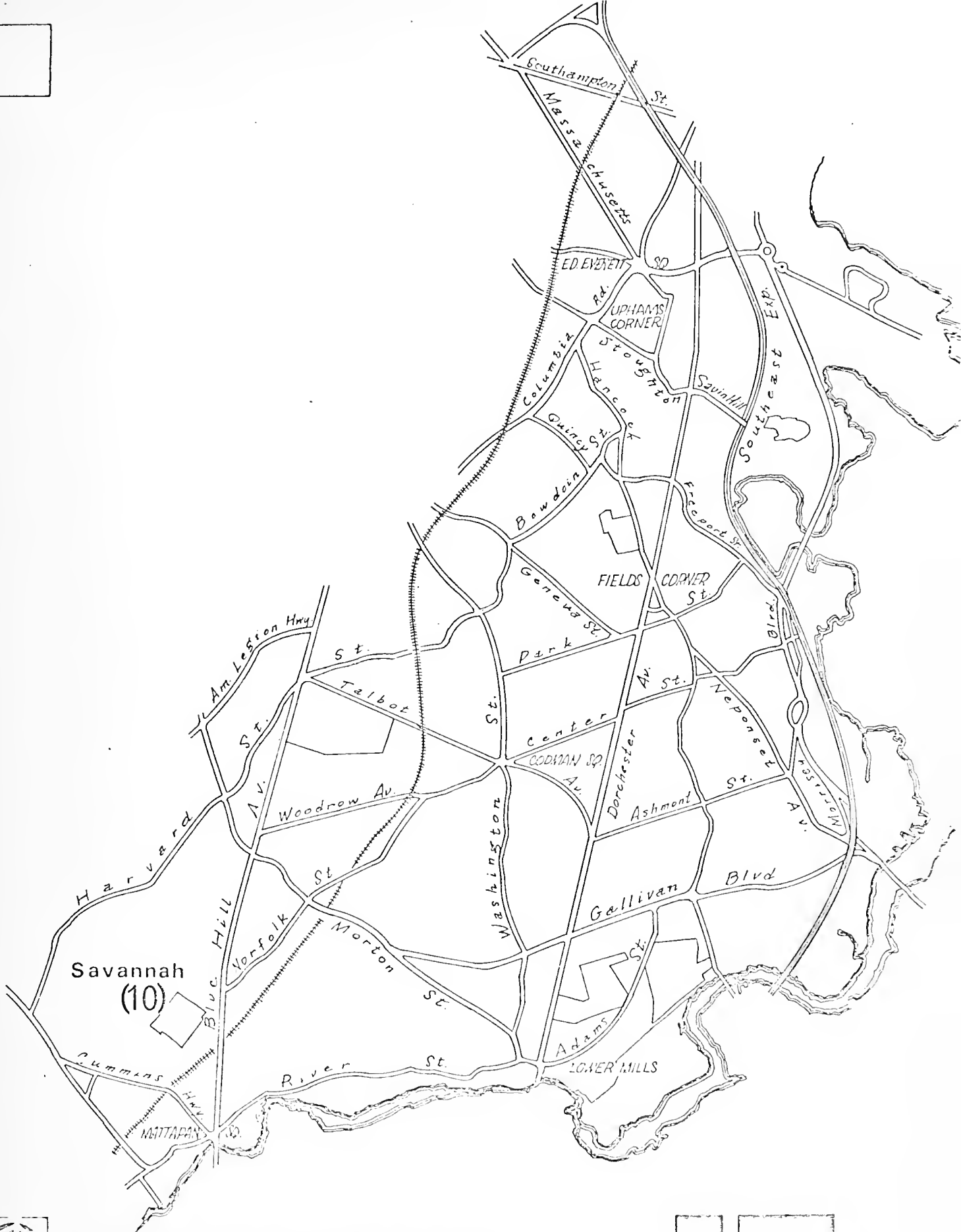
(Mattapan, Site No. 10, Savannah Street)

Map of Dorchester Showing Site Location

- I. Site Description
- II. Factors Affecting Development of the Site
- III. Present Status of Development
- IV. Appropriateness for New Neighborhoods Program
- V. Citizen Involvement
- VI. Relocation Requirements
- VII. Recommended Next Steps

Parcel Information Table





# DORCHESTER

DISTRICT PLANNING PROGRAM  
BOSTON REDEVELOPMENT AUTHORITY





## I. SITE DESCRIPTION

The area along and including Savannah Street between Messinger Street and Monterey Avenue is completely vacant. The parcels in this 3-6 acre tract apparently were not developed because a large rock out-cropping at the Monterey Avenue end of the site made a continuation of the community's street and utility systems difficult. The wooded and rather attractive site is almost adjacent to the Almont Street Playground and is generally surrounded by relatively new single family homes. Several walk-up apartment buildings recently have been constructed on the Almont Street Playground side.

## II. FACTORS AFFECTING DEVELOPMENT OF THE SITE

- A. Vacant - opportunity
- B. Large rock ledge blocks access at one end - constraint
- C. Near Almont Street Playground - opportunity
- D. Much City-owned land - opportunity
- E. Wooded - opportunity

## III. PRESENT STATUS OF DEVELOPMENT

No interested groups known at present.

## IV. APPROPRIATENESS FOR NEW NEIGHBORHOODS PROGRAM

This site, although rather small, should be included in the Program for the following reasons:



- A. The site is entirely vacant (no relocation load).
- B. The area is near a large park, the Almont Street Playground.
- C. The site is near the Mattapan shopping area.
- D. The surrounding area is predominantly residential.

V. CITIZEN INVOLVEMENT

None at present.

VI. RELOCATION REQUIREMENTS

None

VII. RECOMMENDED NEXT STEPS

Bring this development opportunity to the attention of the Housing Committee of the Mattapan LAC (Mattapan Task Force). Work with committee to develop a proposal. In the meantime, do not release City-owned land until the whole area can be planned.



# PARCEL INFORMATION TABLE

SITE: 10

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
102 Itasca Street	2775	4,000	\$400		\$400	Fer, M. and M.
128 Itasca Street	2767	4,000	200		200	City of Boston
Both sides of Savannah Street from 132 Savannah to Monterey Avenue	2222	4,642	100		100	City of Boston
	2223	4,200	100		100	F. Cosgrove
	2224	4,200	100		100	City of Boston
	2225	4,200	100		100	F. Weissent
	2226	4,200	100		100	G. Mac Namara
	2227	4,200	100		100	City of Boston
	2228	4,200	100		100	F. Pemberton
	2229	4,200	100		100	City of Boston
	2230	4,200	100		100	City of Boston
	2231	4,200	100		100	City of Boston
	2232	4,200	100		100	City of Boston
	2233	4,200	100		100	City of Boston
	2234	4,200	100		100	City of Boston
	2235	4,200	100		100	City of Boston
	2236	4,200	100		100	City of Boston
	2237	6,475	100		100	City of Boston
	2238	7,578	100		10,000	Tepper, B. and M.
	2755	4,200	100		100	J. Gemelli
	2756	4,200	100		100	A. Musto Co., Inc.
	2757	4,200	100		100	A. Musto Co., Inc.
	2758	4,200	100		100	A. Musto Co., Inc.
	2759	15,155	400		400	City of Boston
	2760	4,200	100		100	A. Musto Co., Inc.
	2761	4,200	100		100	City of Boston
	2762	4,200	100		100	City of Boston
	2763	4,200	100		100	City of Boston
	2764	4,693	100		100	City of Boston
Orlando	2204	4,000	100		100	Almont Realty
Orlando	2206	4,000	100		100	Almont Realty
Orlando	2207	4,000	100		100	City of Boston
Orlando	2211	4,000	100		100	City of Boston
Orlando	2213	4,000	100		100	City of Boston
Orlando	2214	4,000	100		100	City of Boston
		162,943	14,000		14,000	









NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

MATTAPAN, SITE NO. 11

LIVERMORE STREET

Prepared by  
The Planning Department of  
The Boston Redevelopment Authority  
January 30, 1970



## CONTENTS

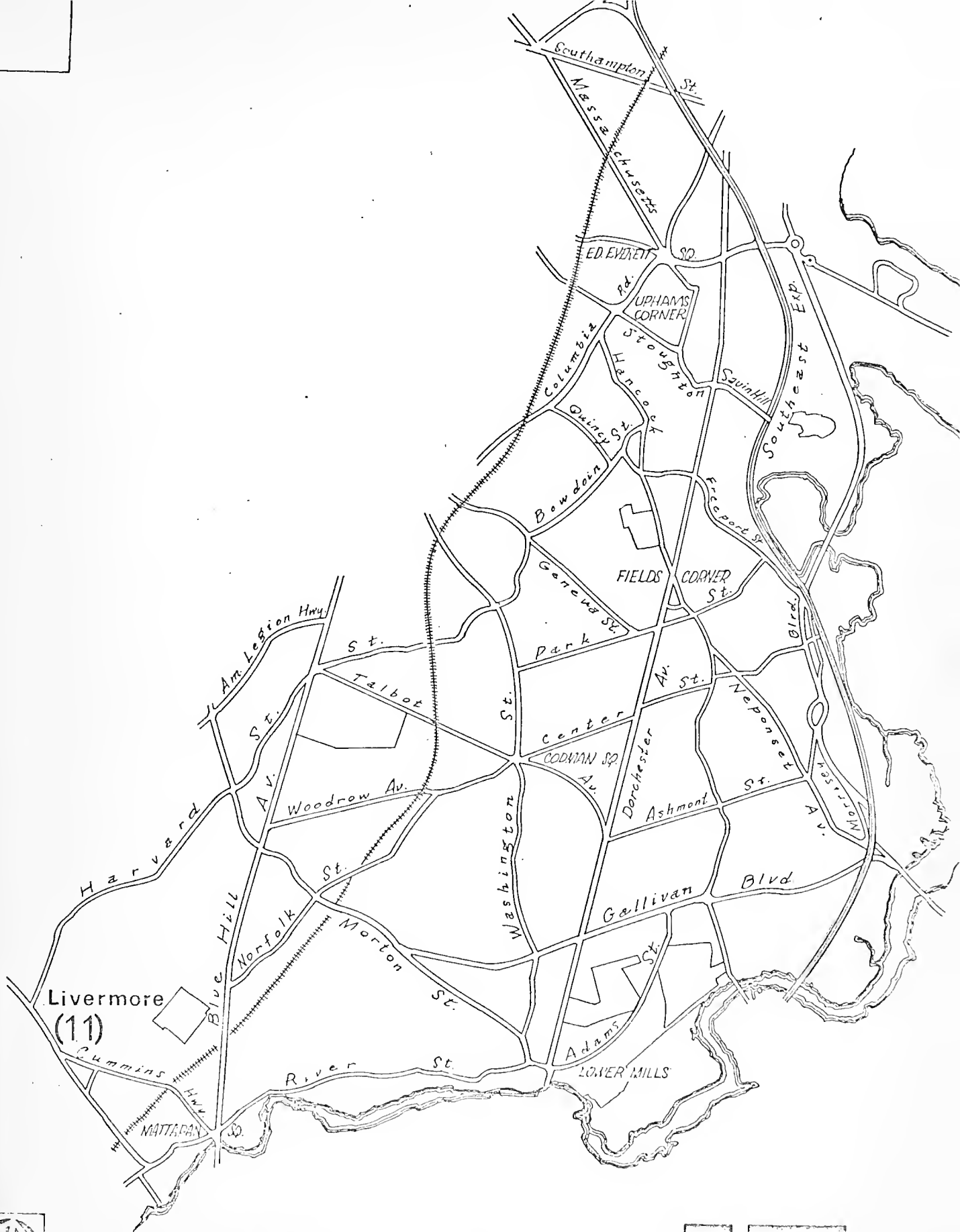
(MATTAPAN, SITE NO. 11, LIVERMORE STREET)

Map of Dorchester showing site location

- I. Site Description
- II. Factors Affecting Development of the Site
- III. Present Status of Development
- IV. Appropriateness of New Neighborhood Program
- V. Citizen Involvement
- VI. Relocation Requirements
- VII. Recommended Next Steps

Parcel Information Table





# DORCHESTER

DISTRICT PLANNING PROGRAM

BOSTON REDEVELOPMENT AUTHORITY



## I. SITE DESCRIPTION

This 30-acre site is mostly vacant with the exception of 21 scattered houses, several out-buildings, and an excavating business. The topography is a major difficulty, however, since the land is swampy with rock out-croppings. The area presently is being used as a dumping ground and is a source of irritation to the surrounding middle-income, residential community. About half of the property has come under City ownership through tax foreclosures, but the remaining land has many owners.

## II. FACTORS AFFECTING DEVELOPMENT OF THE SITE

- A. Mostly vacant - opportunity
- B. Difficult topography - constraint
- C. Single-family (low density) zoning - constraint
- D. Near major road (Cummins Highway) - opportunity
- E. Much City-owned land - opportunity
- F. Fragmented ownership of remaining property - constraint

## III. PRESENT STATUS OF DEVELOPMENT

A. Ambassador Realty recently has purchased land throughout the area for upper-middle income apartment development (generally of poor design in our opinion).

B. Rabbi Korif, of the Congregation Kehillath Jacob, has expressed interest in having his congregation sponsor housing construction for various income groups.

C. In the spring of 1969 the BRA did a study which suggested that this site would be appropriate for construction of an





elementary school and accompanying park-playground. This development would require about 9 acres. The study indicated that the remainder of the site should be used for housing.

#### IV. APPROPRIATENESS FOR NEW NEIGHBORHOODS PROGRAM

This site would be well suited for inclusion in the Program for the following reasons:

- A. It is large and mostly vacant (not much relocation would be necessary).
- B. It is in a predominantly residential area.
- C. It could provide a site for a new school needed to replace the Logue, Baker, and Mason Elementary Schools (soon to be phased out) to serve the surrounding Mattapan community as well as the new housing development.
- D. The site is not far from Mattapan Square, a major shopping area.

#### V. CITIZEN INVOLVEMENT

In 1964, a proposal (BRA Renewal Project) to build 500 garden apartment units and a park was roundly opposed by the Mattapan community on the ground that it would bring "transient people" into the area. The project was eventually dropped, and there has been little citizen interest since that time.

#### VI. RELOCATION REQUIREMENTS

- A. 21 families - could be relocated in new construction
- B. 1 business - must be removed
- C. 5 jobs



VII. RECOMMENDED NEXT STEPS

A. Bring this development opportunity to the attention of the Housing Committee of the Mattapan LAC (presently the Mattapan Task Force). Work with committee to develop a proposal.

B. Put a hold on City-owned land. Release of any City-owned land in the area to private developers will hamper the overall planning of the area.

C. Investigate soil conditions.



# PARCEL INFORMATION TABLE

SITE: 11

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
BLOCK I	2397	4,800	200		200	Boston Catholic Cemetery Assoc.
	2398	12,400	600		600	Boston Catholic Cemetery Assoc.
	2405	8,000	400		400	Boston Catholic Cemetery Assoc.
	2409	7,600	200		200	J. Toffoloni
	2413	4,800	300	2,700	3,000	J. Yakimowsty
	2414	9,600	700		700	J. Yakimowsty
	2415	6,000	500	2,000	2,500	J. Toffoloni
	2416	8,000	600	3,900	4,500	C. Harnish
	2417	4,000	300		300	G. Carara
	2418	6,800	300		300	Boston Catholic Cemetery Assoc.
		<u>72,000</u>	<u>4,100</u>	<u>8,600</u>	<u>12,700</u>	
BLOCK II	2367	4,000	100		100	City of Boston
	2368	4,000	100		100	City of Boston
	2369	6,000	200		200	City of Boston
	2370	4,000	100		100	City of Boston
	2371	4,000	100		100	City of Boston
	2372	6,000	200		200	T. Geraghty-Ambassador Realty Trust
	2373	6,400	200		200	N. Skwark
	2374	3,200	100		100	City of Boston
	2375	3,200	100		100	City of Boston
	2376	3,200	100		100	City of Boston
	2377	4,000	100		100	M. Baker
	2378	4,000	100		100	City of Boston
	2379	4,000	100		100	City of Boston
	2380	4,000	100		100	City of Boston
	2381	4,000	100		100	City of Boston
	2382	4,000	100		100	City of Boston
	2383	4,000	100		100	City of Boston
	2384	4,000	100		100	City of Boston
	2385	<u>4,000</u>	<u>100</u>		<u>100</u>	City of Boston
		<u>36,000</u>	<u>2,200</u>		<u>2,200</u>	



ss	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
BLOCK III	2322	1,868	200		200	City of Boston
	2323&					
	2324	4,165	200		200	City of Boston
	2325&					
	2326	3,200	200		200	City of Boston
	2327&					
	2328	4,000	200		200	City of Boston
	2329	3,400	100		100	City of Boston
	2330	4,800	100		100	City of Boston
	2331	1,600	100		100	City of Boston
	2332	2,000	100		100	City of Boston
	2333	2,000	100		100	City of Boston
	2334	2,000	100		100	City of Boston
	2335	3,887	100		100	Ferrante, J. and S.
	2336	3,223	100		100	Ferrante, J. and S.
	2337	3,134	100		100	Ferrante, J. and S.
	2338	6,001	200		200	Ferrante, J. and S.
	2339	5,645	200		200	Ferrante, J. and S.
	2340	2,689	100		100	Ferrante, J. and S.
	2341	5,207	200		200	Ferrante, J. and S.
	2342	7,950	300		300	City of Boston
	2343	5,478	200		200	City of Boston
	2344	5,598	200		200	City of Boston
	2345	<u>2,844</u>	<u>100</u>		<u>100</u>	City of Boston
		80,699	3,300		3,300	
BLOCK IV	2637	6,000	200		200	S. Baker
	2638	4,000	100		100	C. Scanlon
	2639	4,000	100		100	City of Boston
	2640	4,000	100		100	City of Boston
	2641	4,000	100		100	City of Boston
	2642	2,000	100		100	City of Boston
	2643	8,000	200		200	G. Roche
	2644	2,000	100		100	City of Boston
	2645	14,000	400		400	City of Boston
	2646	2,000	100		100	City of Boston
	2647	4,000	100		100	City of Boston
	2648	16,000	500		500	City of Boston
		<u>70,000</u>	<u>2,100</u>		<u>2,100</u>	





Address	Parcel Number	Square Footage	Assessed Value			Owner
			Land	Building	Total	
BLOCK V	2527	4,800	100		100	City of Boston
	2528	5,600	200		200	B. Osborn
	2529	4,000	100		100	City of Boston
	2530	8,000	200		200	R. Huck
	2531	4,000	100		100	City of Boston
	2532	4,000	100		100	City of Boston
	2533&					G. McNutt of McNutt Family
	2534	11,000	300	6,200	6,500	Trust
	2535	4,000	100		100	R. Huck
	2536	4,000	100		100	City of Boston
	2537	4,000	100		100	D. Gessner
	2538	4,000	100		100	Murash, W. and C.
	2539	4,000	100		100	C. Lomario and C. Kelly
	2540	1,600	100		100	City of Boston
	2541	3,200	100		100	A. Musto Co., Inc.
	2542	3,200	100		100	J. Volandi and L. Gauss
	2543	4,000	200	1,600	1,800	J. Volandi and L. Gauss
	2544	4,000	200		200	City of Boston
	2545	4,000	200	2,200	2,400	K. McCarthy
	2546	4,000	200		200	T. Slyman
	2547	5,000	400		400	T. Slyman
	2549	9,000	400		400	R. Carman
	2550	8,000	400		400	City of Boston
	2551	4,000	200		200	City of Boston
	2552	6,000	300		300	P. Szyolowski
	2553	6,400	300		300	City of Boston
	2554	3,200	100		100	J. Lewichi
		127,000	4,800	10,000	14,800	
BLOCK VI	2499	4,800	200		200	Toffoloni, E. and J.
	2500	5,600	200		200	City of Boston
	2501	4,000	200		200	City of Boston
	2502	4,000	200		200	City of Boston
	2503	4,000	200		200	City of Boston
	2504	4,000	200		200	City of Boston
	2505	4,000	200		200	City of Boston
	2506	4,000	200		200	City of Boston
	2507	4,000	200	2,300	2,500	P. Arellino
	2508	4,000	200		200	P. Arellino
	2509	12,000	500		500	Redmond, J., J. M. and J.
	2510	3,200	100		100	Redmond, J., J. M. and J.
	2511	3,200	100		100	O. Sears, M. Williams, and D. McLeod
	2512	3,200	100		100	A. Mitchell and A. Kelly
	2513	3,200	100		100	City of Boston
	2514	3,200	100		100	City of Boston
	2515	2,000	100		100	M. Andrychinski



Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
	2516	4,000	200		200	City of Boston
	2517	6,000	200		200	City of Boston
	2518	4,000	100		100	City of Boston
	2519	4,000	100		100	City of Boston
	2520	4,000	100		100	City of Boston
	2521	4,000	100		100	City of Boston
	2522	10,000	400		400	C. Mattaliano
	2523	4,000	100		100	M. Chadowick
	2524	6,000	200		200	M. Chadowick
	2525	6,400	300		300	M. Chadowick
	2526	3,200	100		100	City of Boston
		<u>132,000</u>	<u>5,000</u>		<u>7,300</u>	
BLOCK VII						
	2419	6,400	3,500	4,000	7,500	Tecci, A. and M.
	2420	3,200	100		100	Tecci, A. and M.
	2421	6,400	300	1,700	2,000	Remondi, E. and V.
	2422	4,800	200	2,100	2,300	G. Birolini
	2423	6,000	300		300	G. Birolini
	2424	3,887	100		100	City of Boston
	2425	3,285	100		100	City of Boston
	2426	2,190	100		100	City of Boston
	2427	6,570	200		200	City of Boston
	2428	6,570	200		200	City of Boston
	2429	3,285	100		100	Bell, R. and H.
	2430	7,234	200		200	City of Boston
	2431	5,184	300		300	A. Musto Co., Inc.
	2432	5,184	300		300	City of Boston
	2433	3,456	200		200	City of Boston
	2434	7,899	500		500	E. Remondi
	2435	5,266	300		300	City of Boston
	2436	5,266	300		300	City of Boston
	2437	14,652	600		600	C. Commerford
	2437-1	7,667	500	3,300	3,800	L. Remondi
	2439	<u>4,000</u>	<u>200</u>		<u>200</u>	G. Birolini
		<u>118,395</u>	<u>8,600</u>	<u>11,100</u>	<u>19,700</u>	
BLOCK VIII						
	2476	6,400	300		300	T. Geraghty of Amb. Real
	2477	6,000	300		300	G. Ferrini
	2478	3,928	200		200	T. Geraghty of Amb. Real
	2479	5,959	300		300	T. Geraghty of Amb. Real
	2480	4,000	200		200	T. Geraghty of Amb. Real



Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
	2481	4,000	200		200	T. Geraghty of Amb. Realty
	2482	4,000	200		200	T. Geraghty of Amb. Realty
	2483	8,000	400	2,000	2,400	D. Donofrio
	2484	4,000	200		200	D. Donofrio
	2485	2,193	100		100	M. Kelleher
	2486	2,450	100		100	City of Boston
	2487	5,750	100	2,200	2,300	Cameron, F. and F.
	2488	2,000	100		100	A. Musto Co., Inc.
	2489	2,000	100		100	A. Musto Co., Inc.
	2490	2,000	100		100	A. Musto Co., Inc.
	2491	4,000	100		100	T. Geraghty of Amb. Realty
	2492	4,000	100		100	T. Geraghty of Amb. Realty
	2493	4,000	100		100	T. Geraghty of Amb. Realty
	2494	5,515	100		100	T. Geraghty of Amb. Realty
	2495	6,375	100		100	T. Geraghty of Amb. Realty
	2496	7,200	200		200	T. Geraghty of Amb. Realty
	2497	3,200	100		100	A. Musto Co., Inc.
	2498	3,200	100		100	T. Geraghty of Amb. Realty
		97,175	3,800	4,200	8,000	
BLOCK IX						
	2555	12,225	600		600	City of Boston
	2556	3,125	100		100	City of Boston
	2557	2,000	100		100	City of Boston
	2558	4,000	100		100	M. Lynch
	2559	2,000	100		100	City of Boston
	2560	2,000	100		100	A. Musto Co., Inc.
	2561	2,000	100		100	K. George
	2562	2,000	100		100	City of Boston
	2563	4,000	100		100	City of Boston
	2564	6,000	200		200	City of Boston
	2565	6,900	200		200	NMF, 180 Kennebec Street, Mattapan
	2566	6,800	200		200	NMF, 180 Kennebec Street, Mattapan
	2567	8,000	200		200	City of Boston
	2568	8,000	200		200	City of Boston
	2569	4,000	100		100	City of Boston
	2570	6,639	200		200	City of Boston
	2571	4,302	200		200	A. Musto Co., Inc.
	2572	5,000	200		200	A. Musto Co., Inc.
	2573	1,600	100		100	City of Boston
	2574	3,200	100		100	City of Boston
	2575	1,600	100		100	City of Boston
	2576	3,200	100		100	City of Boston
		98,591	3,500		3,500	



Address	Parcel Number	Square Footage	Assessed Value			Owner
			Land	Building	Total	
BLOCK X	2601	8,000	300		300	H. Carroll
	2602	6,000	200		200	City of Boston
	2603	6,000	200		200	Odenweller, F. and F.
	2604	4,000	100		100	Odenweller, F. and F.
	2605	6,000	200		200	A. Musto Co., Inc.
	2606	2,000	100		100	J. Wallace
	2607	4,000	100		100	City of Boston
	2608	4,000	100		100	F. Libby, R. Hallisey and M. Brokaw
	2609	2,000	100		100	City of Boston
	2610	2,000	100		100	City of Boston
	2611	2,000	100		100	F. Frederick
	2612	4,000	100		100	J. Corman
	2613	1,479	100		100	J. Noonan
	2614	1,205	100		100	City of Boston
	2615	2,000	100		100	A.H. Homes, Inc.
	2616	2,000	100		100	City of Boston
	2617	2,000	100		100	L. Westall
	2618	4,000	100		100	G. Gilmore and B. Gessner
	2619	2,000	100		100	City of Boston
	2620	2,000	100		100	J. Lynch
	2621	2,000	100		100	City of Boston
	2622	2,000	100		100	E. Burckhart and C. Flanagan
	2623	2,000	100		100	City of Boston
	2624	2,000	100		100	D. Gessner
	2625	4,000	100		100	City of Boston
	2626	2,000	100		100	City of Boston
	2627	2,000	100		100	City of Boston
	2628	12,000	300	200	500	C. Wright
	2629	8,000	200		200	City of Boston
		<u>100,884</u>	<u>3,700</u>	<u>200</u>	<u>3,900</u>	
BLOCK XI	2653	4,000	400		400	G. Legner
	2654	4,000	400		400	G. Legner
	2655	6,000	600		600	G. Legner
	2656	6,000	200		200	City of Boston
	2657	10,000	300		300	City of Boston
	2658	14,000	400		400	H. Hanson
	2659	6,000	200		200	M. Hamm
	2660	6,000	600		600	G. Legner
	2670	4,000	400		400	G. Legner
		<u>60,000</u>	<u>3,500</u>		<u>3,500</u>	





Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
DOCK XII	2589	39,256	1,600		1,600	City of Boston
DOCK XIII	2596	2,568	100		100	Frangioso, D. and E.
	2597	2,531	100		100	City of Boston
	2598	2,494	100		100	City of Boston
	2599	5,227	200		200	City of Boston
	2600	<u>31,311</u>	<u>1,800</u>	<u>200</u>	<u>3,800</u>	Frangioso, D. and E.
		44,131	2,300	200	2,500	
DOCK XIV	2471	3,929	200		200	City of Boston
	2472	4,000	200		200	City of Boston
	2474	6,000	300	2,300	2,600	Delaney, J. and L.
	2475	<u>3,950</u>	<u>200</u>	<u>200</u>	<u>200</u>	City of Boston
		17,879	900	2,300	3,200	
TOTAL		<u>1,094,010</u>	<u>44,900</u>	<u>28,900</u>	<u>83,800</u>	







NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

DORCHESTER, SITE NO. 12

HALLET STREET

Prepared by  
The Planning Department of  
The Boston Redevelopment Authority  
January 30, 1970



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(DORCHESTER, SITE NO. 12, HALLET STREET)

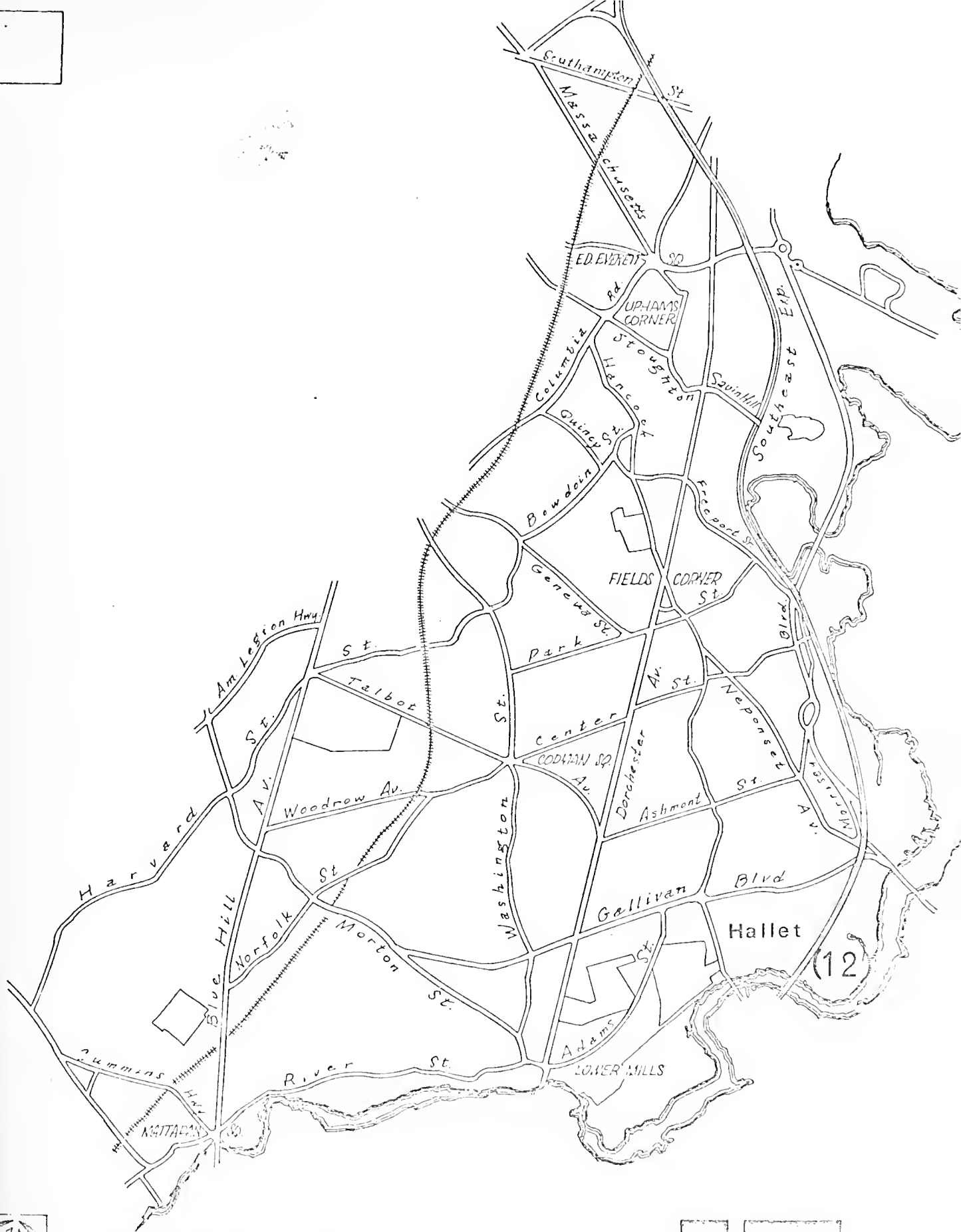
Map of Dorchester showing site locations

- I. Site Description
- II. Factors Affecting Development of the Site
- III. Present Status of Development
- IV. Appropriateness of New Neighborhood Program
- V. Citizen Involvement
- VI. Relocation Requirements
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Parcel Information Table

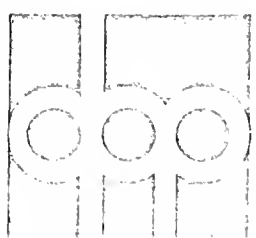






# DORCHESTER

DISTRICT PLANNING PROGRAM  
BOSTON REDEVELOPMENT AUTHORITY





## I. SITE DESCRIPTION

This waterfront site contains 50 acres of mostly vacant land (with the exception of several drive-in theater buildings). Much of the site consists of land fill from a former City dump. It is quite isolated from the nearby Dorchester community by the Southeast Expressway. (The property has good access to the Expressway, however.) Most of the site is under one ownership.

## II. FACTORS AFFECTING DEVELOPMENT OF THE SITE

(From a memo by Bob DeSimone and Rich Untermann)

- A. Analysis of the site reveals that proximity to the Neponset River provides excellent opportunities for water-people oriented development.
- B. The City has few large vacant sites which may be developed for commercial or industrial uses. Since developers have expressed interest to construct office buildings at this site, the City has an opportunity to pursue its objectives relating to providing more jobs for its residents and broadening its tax base.
- C. Since the site is appropriate for people-oriented development, it follows that the City also has the opportunity to pursue its objective of adding more units to its housing stock.



- D. Since the site is composed of filled land, construction of buildings would involve considerable expense for pilings and foundations. In order to compensate for this added cost, structures would have to be high rise in nature.
- E. Regardless of what development occurs at this site, it will be necessary to improve access to and from the area.

### III. PRESENT STATUS OF DEVELOPMENT

The following two proposals have been made by developers during the past year:

- A. HOUSING DEVELOPMENT: Ryan Proposal - to include 3,000 low and moderate-income apartment units (high rise) and an unspecified number of square feet of office and commercial space to serve the residential complex.
- B. OFFICE DEVELOPMENT: Spaulding-Slye Proposal - to include 1.5 million square feet (low to medium rise) on the Boston side of the Neponset River. (The developer proposes to construct an additional 1.5 million square feet of office space on the Quincy side of the River for a total of 3 million square feet overall.)
- C. State Street Bank presently has an option on the land.



#### IV. APPROPRIATENESS FOR NEW NEIGHBORHOODS PROGRAM

The area, although apparently appropriate for office and commercial development, also would be suitable for the Program for the following reasons:

- A. The site is large and mostly vacant (with the exception of the drive-in theater).
- B. The land would be easy to assemble (one owner).
- C. The area's proximity to the Neponset River enables the development of many water-oriented amenities for future residents.
- D. The Neponset area of Dorchester provides many highway-oriented shopping facilities.
- E. Schools and public transit to the site will have to be improved, however.

#### V. CITIZEN INVOLVEMENT

None to date.

#### VI. RELOCATION REQUIREMENTS

- A. Number of families - none
- B. Number of businesses - 1 - must be removed
- C. Number of jobs - 5

#### VII. RECOMMENDED NEXT STEPS

This matter should be discussed both by the Dorchester LAC and by the members of BUAC. In the meantime, the BUA should obtain more detailed information on site conditions, pollution in the river, demand for office space, etc.





# PARCEL INFORMATION TABLE

NOTE: 12 (HALLET STREET)

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
Hallet Street (dump and drive-in theater)	4315	54,084			\$11,000	M. Verocchi (Comm. of Mas permanent easement)
	4317	1,780,218			139,000	M. Verocchi, C. Cooper, and J.N. Verocchi Trustees
		<u>1,834,302</u>			<u>150,000</u>	







NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

DORCHESTER, SITE NO. 1,

COLUMBIA POINT

Prepared by

The Planning Department of

The Boston Redevelopment Authority

January 29, 1970



## CONTENTS

(Dorchester, Site No. 1, Columbia Point)

Map of Dorchester Showing Site Location

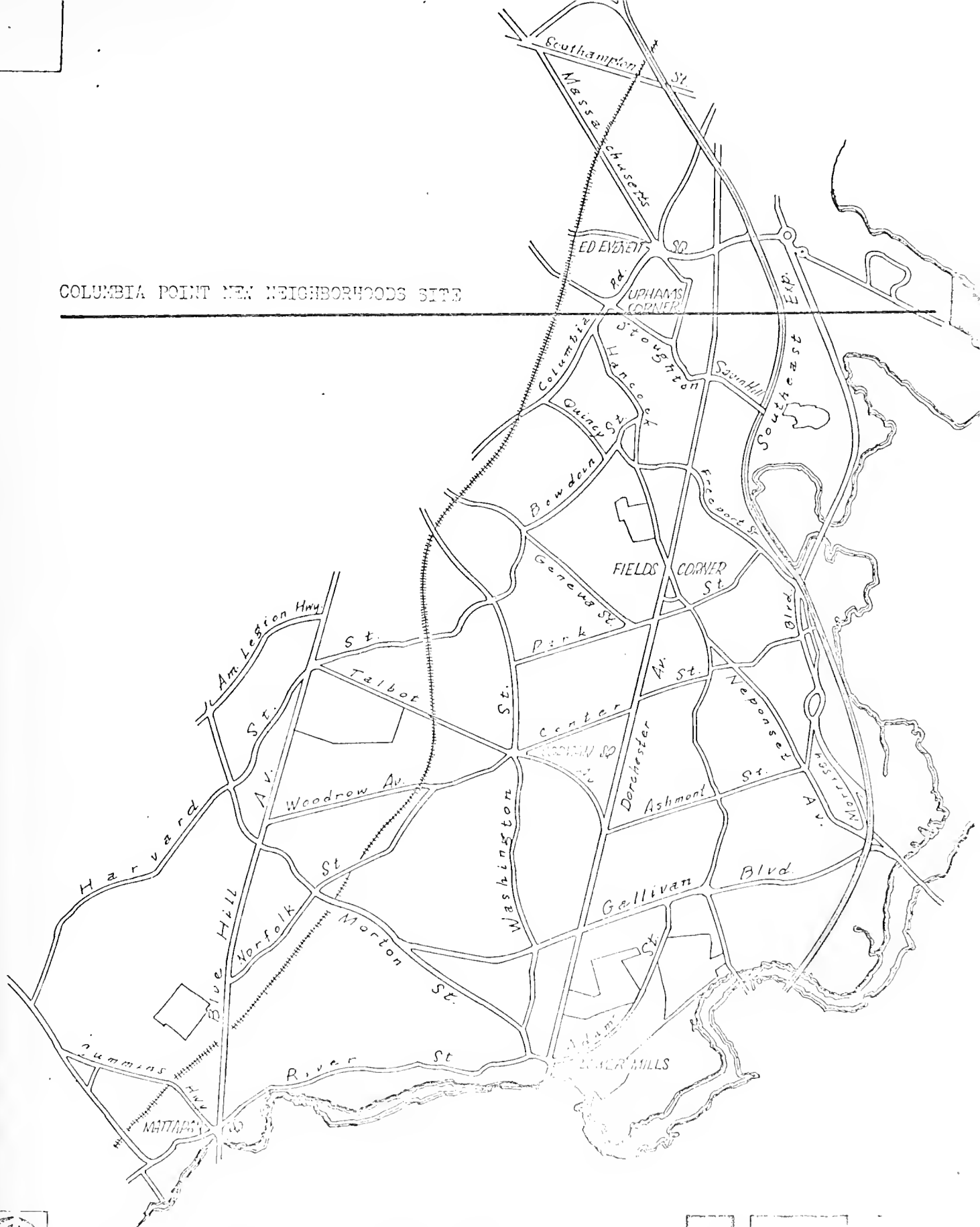
- I. Site Description
- II. Factors Affecting Development of the Site
- III. Present Status of Development
- IV. Appropriateness of New Neighborhood Program
- V. Citizen Involvement
- VI. Relocation Requirements
- VII. Recommended Next Steps

Parcel Information Table





# COLUMBIA POINT NEW NEIGHBORHOODS SITE



## DORCHESTER

DISTRICT PLANNING PROGRAM

BOSTON REDEVELOPMENT AUTHORITY



## I. SITE DESCRIPTION

- A. SIZE: 17.5 acres.
- B. LOCATION: Easterly end of Columbia Point and directly north of the City Sewer Pumping Station. The site commands a view of Dorchester Bay.
- C. HISTORY: In 1893, approximately 7/10 of the site was underwater. Over the years, the site has been used as a city dump extending the shoreline to its present location. To this date, the site remains undeveloped due to adverse soil conditions and the close proximity to the Columbia Point Housing Project.
- D. PHYSICAL DESCRIPTION: The area is gently rolling from elevations of 10-30 feet. No buildings are located on the site. Virtually, little vegetation is evident due to a northeast exposure. Approximately 1/4 of the site is underwater. Because this area has been used as a dump for so many years, there exists an irregularity in the contents of the soil. The top layer consists of substantial amounts of rubbish, some of which is organic. The peat layer directly beneath the surface of fill is very soft, about 8-10 feet in depth. Directly beneath the peat is a crusty layer having sufficient strength for building foundations.



E. SURROUNDING USES: The site is surrounded with a public housing project immediately adjacent with general retail and industrial uses nearby. The Columbia Point Housing Project is located directly west and adjacent to the site. This project is situated on 40 acres of land. Originally the project had a population of 6,000. Today, there is approximately a 20% vacancy rate. Delinquency and vandalism are a constant source of concern both with regard to police protection and with regard to condition of the buildings comprising the housing project. South of the site is the City Sewer Pumping Station, built in 1873. Plans have indicated that this facility will be phased-out in the near future. Other neighborhood uses are a large shopping center (Bayside Shopping Mall), the Standard Uniform Rental Service, John McCormick High School, church, John Hancock Insurance Company branch office, printing company, Empire Carpet Corp., H.D.C. police station, and the First National Bank Data Processing Facility. Also worthy of note is that the site is on a direct access with the southerly air-route to Logan Airport's parallel runway #4-22.

F. PATTERN OF OWNERSHIP: Three parcels comprise the entire site. The City of Boston owns two parcels consisting of approximately 11 acres. The remainder of the site is owned by the Boston Housing Authority.

The University of Massachusetts is planning a



15,000 student campus adjacent to the site. The University plans to utilize approximately 60 to 90 acres. The State legislature has given the authority to the University to acquire a number of parcels - three of which comprise the proposed New Neighborhoods site. Although the University will own this site, a promise by the University to the Columbia Point community has been made to return this site provided that there is a finalized housing plan and positive developer interest within three years.

## II. FACTORS AFFECTING DEVELOPMENT OF THE SITE

A. PROBLEMS OR CONSTRAINTS TO DEVELOPMENT: Three essential constraints affecting site development are:

1. Crime - The Columbia Point Housing Project may act as a deterrent to developer incentive due to the high crime rate in the Project.
2. Soil Conditions - Are such that the entire project would have to be built on various kinds of fill. Foundation costs could be prohibitive unless high-rise development were accepted as a method for offsetting foundation costs.





3. Pollution - Noise and exhaust fumes from commercial jets may be a deterring factor unless F.A.A. officials actively enforce manufacturers to correct this problem.

B. OPPORTUNITIES FOR DEVELOPMENT: Development opportunities are good. The development of a housing type compatible with the existing housing project and the proposed University of Massachusetts campus is necessary. The project should maximize the waterfront location by developing park land as passive and active recreational use. The creation of a more diverse community would help to alleviate the isolated character of the area and may help to reduce crime.

Transportation facilities are readily available. The site is near major arteries such as Morrissey Boulevard and the Southeast Expressway. Bus service to the M.B.T.A. Columbia Station is regular. Considerable discussion has centered around the possibility of providing a rapid transit facility to serve both the Housing Project and the University of Massachusetts.

### III. PRESENT STATUS OF DEVELOPMENT

A few years ago, the Developer, John Bruker and Son, was interested in constructing 32103 housing. Although Developer interest has since dropped because of expensive ground prepara-



tion costs, a community group (Dorchester Landing Development Group) has been urging the City to develop the land for middle income housing.

#### IV. APPROPRIATENESS OF NEW NEIGHBORHOOD PROGRAM

The program is appropriate primarily for two reasons:

- A. DEVELOPER INCENTIVE: Developer incentive is needed. This program should stimulate developer interest through its tax break powers. This mechanism will help offset expensive ground preparation costs which has discouraged development.
- B. COMMUNITY INTEREST: The Dorchester Landing Development Group has requested that this land be developed for housing. In response to this Group's interest, House Bill H2657 has been submitted to the present session of the Massachusetts General Court. Briefly, the Bill provides that University of Massachusetts make the land available for a new housing development.

#### V. CITIZEN INVOLVEMENT

Three factions exist - one for, the other two against construction of new housing. The Community Development Council and the Welfare Rights Organization believe additional housing in the area would not benefit the community because open space should be preserved for recreational purposes and because additional housing may alter the economic structure of the community. The Dorchester Landing Group, however, wishes to develop new housing and believes that additional housing can only benefit the community.

#### COMMUNITY DEVELOPMENT COUNCIL

Executive Director - Dick Imhofert



WELFARE RIGHTS ORGANIZATION

Director - Dorothy Haskins

DORCHESTER LANDING GROUP

Contact - Mary Bishop or Rev. William Loesch

Without participation from both factions in resolving opposing opinions, no housing will be built.

VI. RELOCATION REQUIREMENTS

None

VII. RECOMMENDED NEXT STEPS

Approach local community organizations simply to discuss the subject of housing and other possible uses on the Point. This should be done via the Dorchester Local Advisory Committee. If there is clear indication that the community is willing to discuss various programs, the following steps should be taken:

- A. SITE ANALYSIS: Site analysis should be undertaken such as test borings to determine the "build ability" of the site. If, for example, foundation costs determine that only high-rise can be constructed to make the project economically viable, this will determine the use of the project.
- B. DESIGN FRAMEWORK: Design framework should be worked out with the community in determining the type and number of units.



- C. COST/BENEFIT: Cost benefit or cash flow should be run for the project to determine approaches leading towards private or locally sponsored development incentive. The design should then be tested.
- D. Return to the community with a flexible proposal for further negotiation.





# PARCEL INFORMATION TABLE

TE: COLUMBIA POINT

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
of Mt. Vernon Street	3444	43,431	4,400		4,400	City of Boston (to be cc. to U. Mass.)
of Mt. Vernon Street	3444-1	444,900	44,500		44,500	Same as above
of Mt. Vernon Street	3445	297,500	29,750		29,750	Boston Housing Authority
TOTAL		<u>785,831</u>	<u>78,650</u>		<u>78,650</u>	







NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

ROSLINDALE, SITE NO. 2

BOSTON STATE HOSPITAL

Prepared by

The Planning Department of

The Boston Redevelopment Authority

January 30, 1970



## CONTENTS

(ROSLINDALE, SITE NO. 2, BOSTON STATE HOSPITAL)

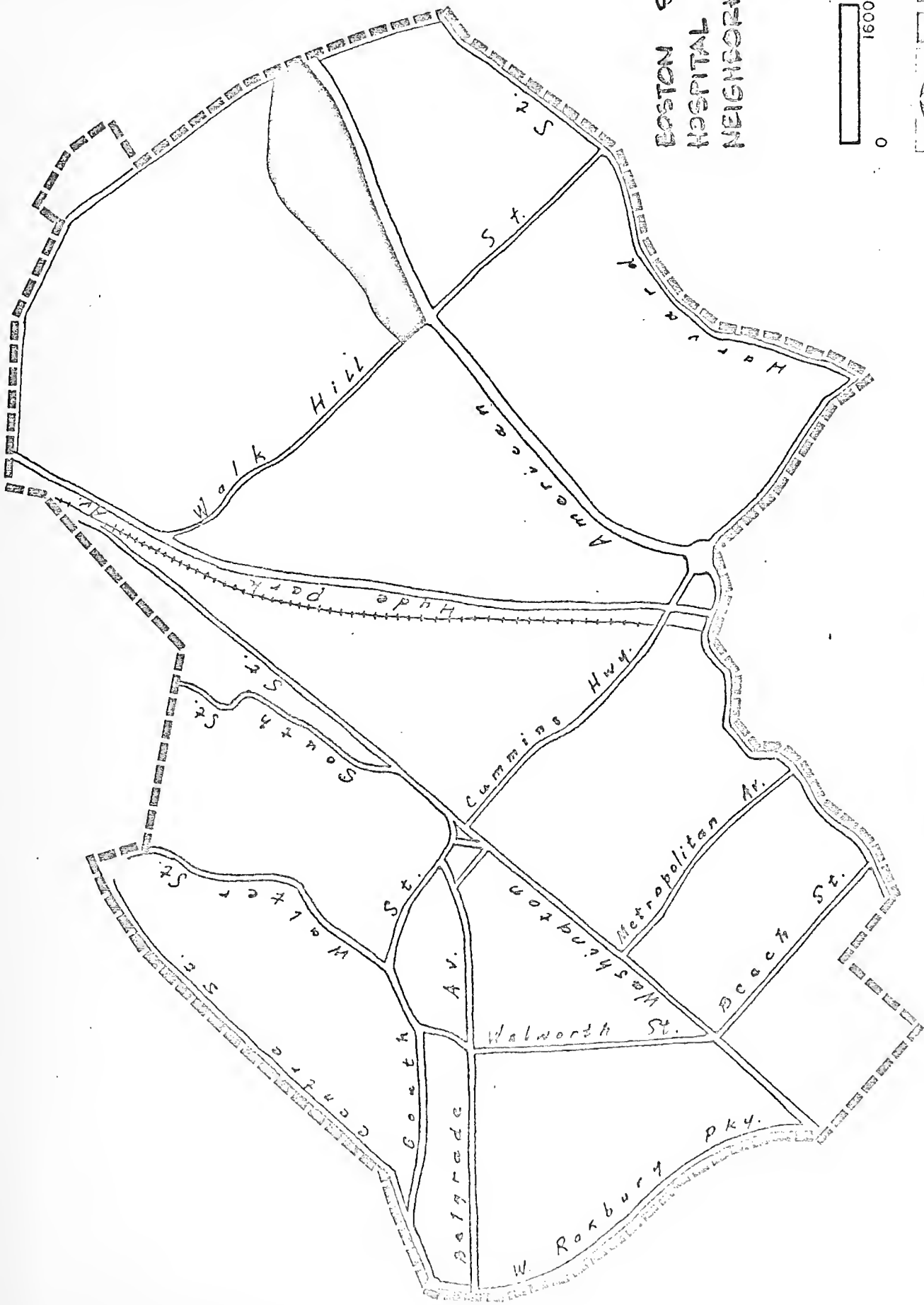
Map of West Roxbury showing site location

- I. Site Description
- II. Factors Affecting Development of the Site
- III. Present Status of Development
- IV. Appropriateness of New Neighborhood Program
- V. Citizen Involvement
- VI. Relocation Requirements
- VII. Recommended Next Steps

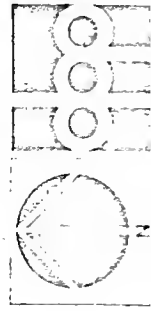
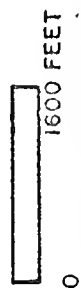
Parcel Information Table







BOSTON STATE  
HOSPITAL NEW  
NEIGHBORHOOD



ROSLINDALE



## I. SITE DESCRIPTION

- A. SIZE: 51 acres
- B. NUMBER OF EXISTING BUILDINGS: 1 institutional, 2 residence.
- C. EXISTING AND SURROUNDING USES: The site is predominantly vacant with one eight-acre part used by the State Hospital. Surrounding uses are mostly open space (cemetery, State Hospital, Franklin Park) with the western edge bordering a small shopping center.
- D. PATTERN OF OWNERSHIP: All owned by Boston State Hospital.
- E. NEIGHBORHOOD CHARACTERISTICS: The site is not directly adjacent to any residential neighborhood. It is located in the center of the City's largest contiguous institutional and open space area.
- F. TOPOGRAPHY: Mostly flat and swampy with some highground along the northern border.
- G. ENVIRONMENTAL CONDITIONS: The bucolic character of the general area of the site makes it an attractive location for a residential project.

## II. FACTORS AFFECTING DEVELOPMENT OF THE SITE

- A. PROBLEMS:
  - 1. Much of the site is swampy lowlands.
  - 2. Institutional ownership may make acquisition difficult if not impossible.



B. OPPORTUNITIES:

1. Excellent vehicular access.
2. Site has fine natural character.

III. PRESENT STATUS OF DEVELOPER INTEREST

None

IV. APPROPRIATENESS FOR NEW NEIGHBORHOODS

The site has very questionable value for the new neighborhoods program. It seems on the surface to be bad policy to propose building on what remains of Boston's public and institutional open space unless it is clear that the land is not needed for these purposes. We have not made a determination that this land is not needed for future institutional expansion.

V. CITIZEN INVOLVEMENT

Citizen involvement in this project would probably be less important than in areas such as East and South Boston. No residences abut the site and it might turn out that even Roslindale LAC would not be particularly interested in the project.

VI. RELOCATION REQUIREMENTS

- A. 2 families

VII. RECOMMENDED NEXT STEPS

Contact Boston State Hospital to determine their future plans, both generally and for this site specifically.



# PARCEL INFORMATION TABLE

SITE: BOSTON STATE HOSPITAL - SITE #2 - ROSLINDALE

Address	Parcel Number	Square Footage	Land	Assessed Value		Owner
				Building	Total	
NWS American Legion Hgwy., NCOR Walk Hill, ECOR Canterbury SES	5199	518,364	103,000	0	103,000	Italian Catholic Cemeter Assoc. (Mass. Corp.)
SES Canterbury	5199-1	24,000	9,600	4,200	13,800.	Commonwealth of Mass. Dept. of Mental Health
SES 450 Canterbury through to American Legion Hghwy.	5199-2	562,487	280,000	870,000	1,150,000	Commonwealth of Mass. Youth Service Board
SES Canterbury, SCOR Morton, WCOR American Legion Hghwy.	5200	939,202	Cannot be determined from assessment figures			Commonwealth of Mass. Dept. of Mental Health









NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

WEST ROXBURY, SITE NO. 2

HANCOCK VILLAGE

Prepared by

The Planning Department of

The Boston Redevelopment Authority

January 30, 1970



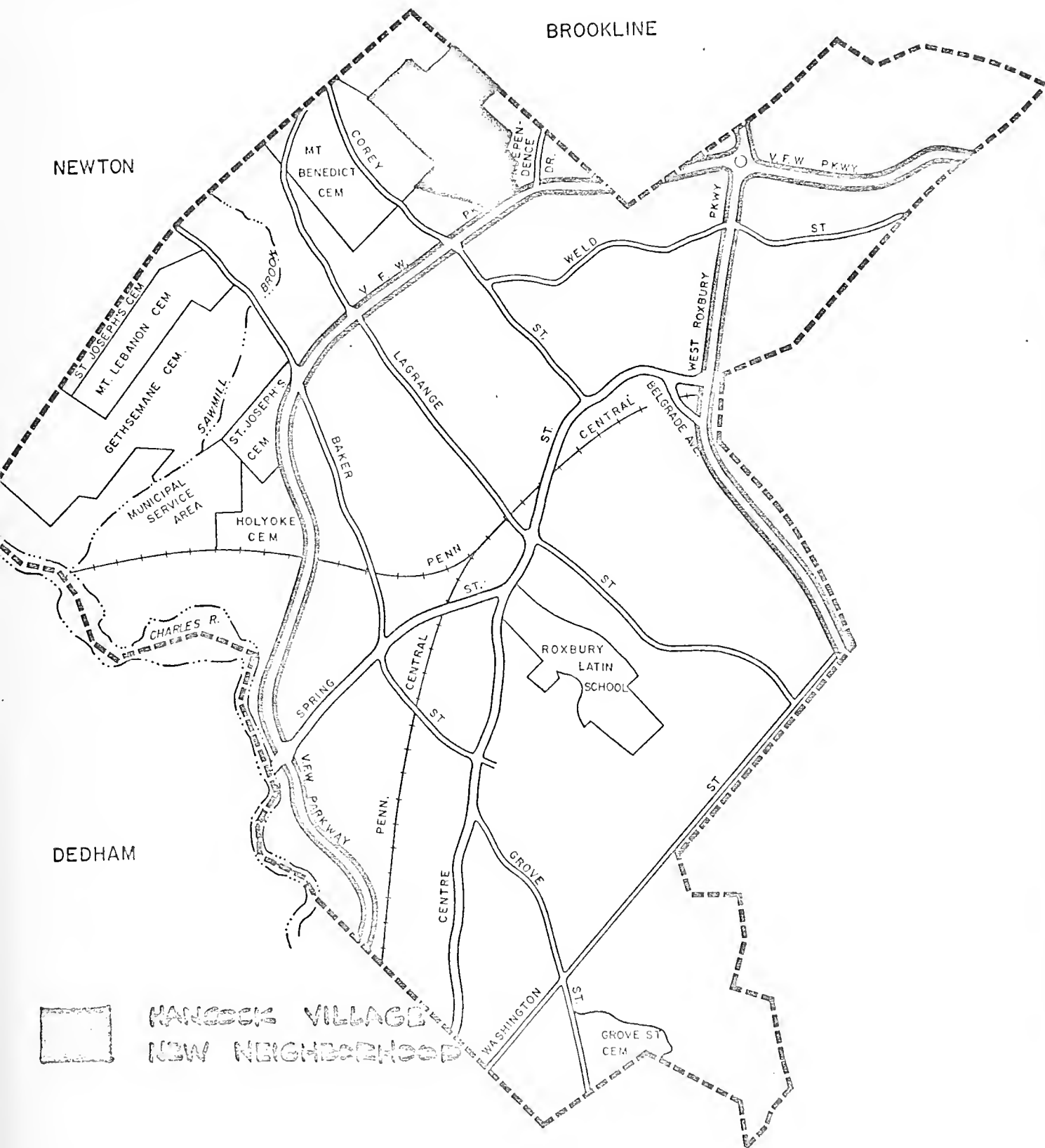
## CONTENTS

(WEST ROXBURY, SITE NO. 2, HANCOCK VILLAGE)

Map of Roslindale showing site location

- I. Site Description
  - II. Factors Affecting Development of the Site
  - III. Present Status of Development
  - IV. Appropriateness of New Neighborhood Program
  - V. Citizen Involvement
  - VI. Relocation Requirements
  - VII. Recommended Next Steps
- Parcel Information Table





# WEST ROXBURY

DISTRICT PLANNING PROGRAM

BOSTON REDEVELOPMENT AUTHORITY







I. SITE DESCRIPTION

- A. SIZE: 103.2 acres
- B. NUMBER OF EXISTING BUILDINGS: None
- C. EXISTING AND SURROUNDING USES: The site is predominantly wooded with no active uses. The site is bordered by the VFW Parkway, the Hancock Village housing development, Mt. Benedict Cemetery, a Brookline school and some low density single-family homes.
- D. PATTERN OF OWNERSHIP: Wholly owned by John Hancock Mutual Life Insurance Corporation.
- E. NEIGHBORHOOD CHARACTERISTICS: The adjacent West Roxbury and Brookline neighborhoods are high quality residential areas with tree-lined streets and considerable open space. Housing densities are generally low, with the exception of the apartment development at Hancock Village. Even this project, however, maintains a low-density, garden-type atmosphere.
- F. TOPOGRAPHY: Gently rolling.
- G. ENVIRONMENTAL CONDITIONS: The entire site has a strong natural wooded character, and it is probably now the largest remaining wooded site in the City that is still in private ownership. Any development that takes place on the site must respect this natural character.



## II. FACTORS AFFECTING DEVELOPMENT

### A. PROBLEMS:

1. West Roxbury attitudes toward multi-family developments.
2. Present BRA proposal to study the Brook Farm area for possible medium to high-density development.
3. Possible alternative plans for the site that are envisioned by John Hancock.

## III. PRESENT STATUS OF DEVELOPMENT

None that is known.

## IV. APPROPRIATENESS FOR NEW NEIGHBORHOODS

The site is very attractive for the new neighborhoods program. It offers the possibility for not only housing but other public and institutional facilities as well. The political realities in West Roxbury, however, make its feasibility questionable.

## V. CITIZEN INVOLVEMENT

Now that the West Roxbury Local Advisory Committee has been formed, the development of this site could serve as one of their major activities. Work on the proposal should not progress further within the BRA until the LAC is notified of our interest.

## VI. RELOCATION REQUIREMENTS

None



## VII. RECOMMENDED NEXT STEPS

Consultation with John Hancock concerning their plans for the site should be the next move. Depending upon their amenability to our proposal, we should either proceed to meet with the West Roxbury LAC or drop the project.



# PARCEL INFORMATION TABLE

SITE: WEST ROXBURY

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
Brookline line at nd. or N.E. Cornell	6994 (sub- division of Orig- inal area 3,303,590 See Parcel 6995-1)	1,710,313	-	-	937,000	John Hancock Mutual Life Insurance Corporation
61 N.W. side of Parkway	6995	2,063,290	-	-	<u>206,300</u>	John Hancock Mutual Life Insurance Corporation
TOTAL		3,773,603			1,143,300	









NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

JAMAICA PLAIN, SITE NO. 1

PARKER HILL

Prepared by

The Planning Department of

The Boston Redevelopment Authority

January 30, 1970



## CONTENTS

(Jamaica Plain, Site No. 1, Parker Hill)

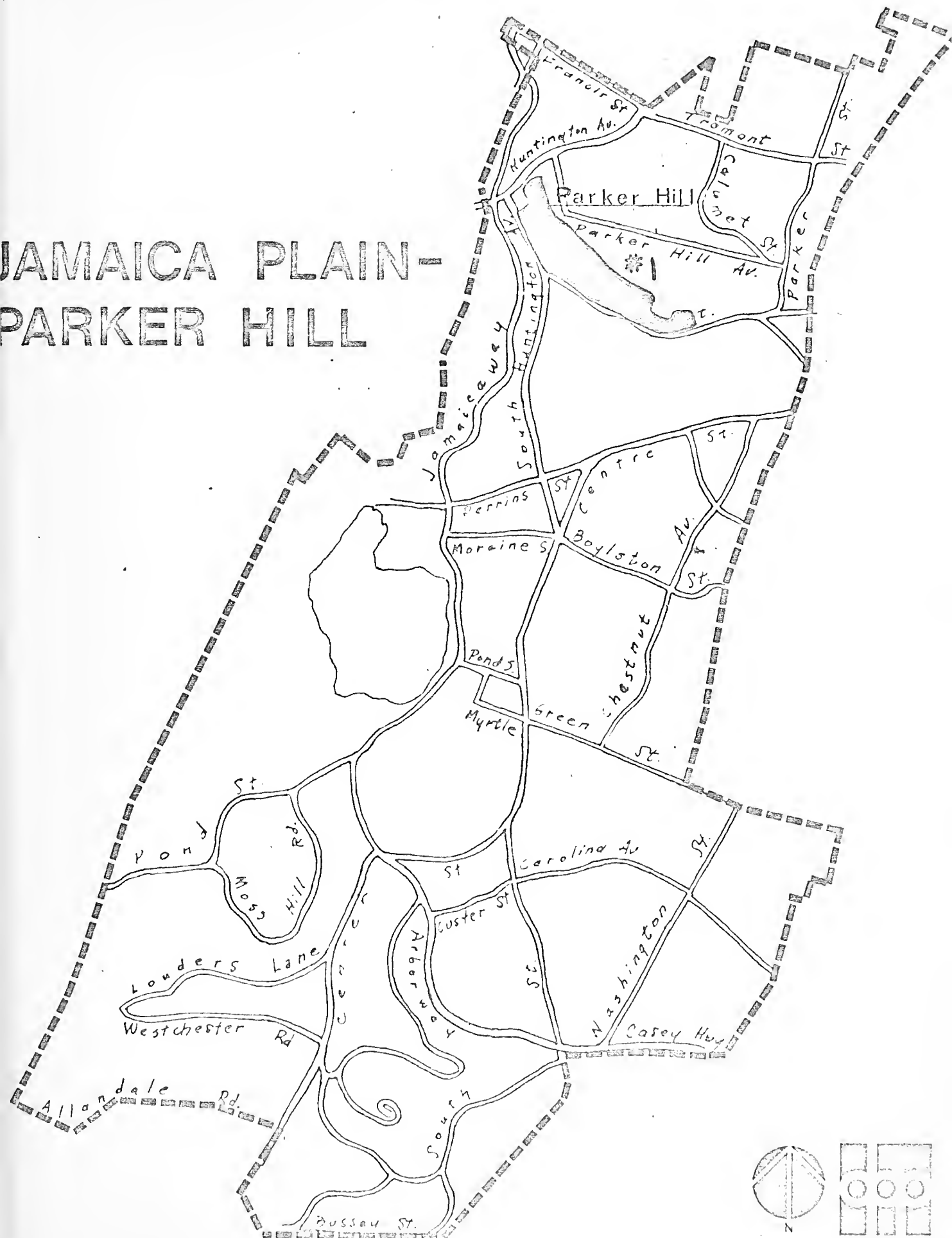
Map of Jamaica Plain Showing Site Location

- I. Site Description
- II. The Surrounding Area
- III. Factors Affecting Development of the Site
- IV. Present Status of Development
- V. Appropriateness for New Neighborhoods Program
- VI. Citizen Involvement
- VII. Relocation Requirements
- VIII. Recommended Next Steps

Parcel Information Table



# JAMAICA PLAIN- PARKER HILL







I. SITE DESCRIPTION

- A. SIZE: The Parker Hill Site is about 25 acres in size.
- B. LOCATION: The site is bounded on the north by Fisher Street, and on the west by Bucknam Street. The southern and western boundaries are Heath Street and the rear of Colburn Street.
- C. TOPOGRAPHY: The western and northern portions of the site are extremely steep. Several of the steep slopes have partially been built up with land fill; but if development was to take place, retaining walls and terraces would be required.
- D. USE AND OWNERSHIP: Large portions of the site are vacant. This is because major institutions - the Lahey Clinic and the Ruggles Street Baptist Church - have owned this land over a period of years in anticipation of instituting a major program of development.

There are 61 residential properties on the site.

Eighteen of these properties are owned by M. Moscow. They are located on South Huntington Avenue.

Four of the residential properties are presently burned out and vacant.

The remaining 39 houses are owned privately - 23, by the Ruggles Street Church - 14, and by the City - 2.



E. CONDITION: The vast majority of residences are wooden three-deckers in serious need of rehabilitation.

Those properties which are owned by the Ruggles Street Church and the City are deteriorating to the point where they are almost beyond the stage of feasible rehabilitation.

M. Moscow has applied for a 221D4 loan to rehabilitate the four-story brick properties which he owns on South Huntington Avenue.

## II. THE SURROUNDING AREA

A. ADJACENT LAND USES: The Parker Hill site lies at a point where institutional and residential uses overlap one another. On the top of Parker Hill, the New England Baptist Hospital plans to undertake a major program of expansion. On a site bordering on Fisher Street and surrounded by the new neighborhood boundary is a newly constructed rest home. At the base of the hill on the south side of Heath Street is located the Veterans Administration Hospital, the Jefferson School, and the site for the Jefferson School replacement.

Residential properties with the exception of those on South Huntington Avenue are scattered throughout the site. A brick warehouse owned by Frazer-Walker, a moving company, borders the site on Heath Street.



A large industrial building lies to the east of the site on Heath Street. It is owned by a firm which repairs automotive parts.

- B. THE GENERAL AREA: The general area is characterized by institutional uses and declining residential neighborhoods. A linear pattern of hospitals and teaching institutions extends through the Fenway along Huntington, Brookline and South Huntington Avenues.

Within and adjacent to this institutional belt lie a series of residential communities. Some of these are more defined than others. They consist of the Mission Hill Housing Projects, the Parker Hill residential community, the residences along Huntington and South Huntington, the Bromley-Heath Public Housing Project and the residential community south of the Jefferson School.

A narrow belt of manufacturing industries extends from Heath Street north adjacent to the New York-New Haven and Hartford railroad tracks.

### III. FACTORS AFFECTING DEVELOPMENT OF THE SITE

- A. CONSTRAINTS: The major constraints upon the development of this site as a New Neighborhood are the topography and the cost of the land. The steep grade will require expensive retaining walls. One must add



this cost to a \$4.50 per square foot cost for the land. This is the price being asked by the Ruggles Street Church.

In addition, the circulation system is limited by the topography and the need for certain basic improvements. These include the widening of Heath Street, the elimination of the trolley reservation from the center of South Huntington Avenue, and the possible construction of a rotary at South Huntington and Heath Street.

- B. ASSETS: The Parker Hill site is an ideal location for a new neighborhood. A variety of factors contribute to this. These include its location, the availability of large parcels of relatively undeveloped land, some of which is City owned, and the positive influence which major public and private investments in the area will have upon the site.

1. Location - The Parker Hill New Neighborhood site is located at two major gateways to the City. The first is the intersection of Huntington Avenue and South Huntington. At this point, traffic enters the City from Route 9 and the Jamaica way. The potential of this area to support residential and commercial uses is evidenced by the adjacent Brookhouse development in Brookline.





The second major approach is at the south-eastern edge of the site - Jackson Square. This intersection will become a major gateway to the City when the Southwest Expressway and rapid transit system are constructed. Jackson Square will become a major intersection as well as a transit stop. The southern slope of Parker Hill will no longer be a backdoor to the City.

2. Availability of Land - 16 acres of the 25 acre new neighborhood site are owned by two institutions -- the Lahey Clinic and the Ruggles Street Church. While both of these institutions planned on developing their Parker Hill sites, they are now in the process of trying to locate elsewhere. The Ruggles Street Church is presently seeking potential buyers for their site. There is reason to believe that the Lahey Clinic will do the same shortly.

3. Positive Influences Generated by Private Actions in the Area -

a. The most significant potential influence is the proposed expansion of the New England Baptist Hospital on top of Parker Hill. This program could effect the site in two important



ways. First, the development will tend to stabilize an area which has for years been allowed to deteriorate while the large land holders decided upon their future plans.

Second, the expansion plans could be meaningfully integrated into the development of a new neighborhood. This could benefit both the City and the Hospital.

b. Other private developments which will have a positive influence include the new rest home constructed on a site bordering the new neighborhood boundary and the proposed rehabilitation of the town houses on South Huntington Avenue.

4. Positive Influences Generated by Public Actions - A variety of factors can be listed. These include the proposed widening of Heath Street, the construction of a new elementary school on Heath Street, the construction of the Southwest Expressway and a public transit stop at Heath Street.

#### IV. PRESENT STATUS OF DEVELOPMENT

There are several developers interested in purchasing the Ruggles Street Church property. The status of the Lahey Clinic



property is not known.

#### V. APPROPRIATENESS FOR NEW NEIGHBORHOODS PROGRAM

The Parker Hill site appears very appropriate as a site for a new neighborhood. Vacant land is available, a strong market exists for residential, commercial, and institutional uses as a consequence of the influences generated by location and the proposed public and private actions previously described, and public action in the form of planning, land assembly and subsidy would insure a sound, integrated development.

The dangers of allowing this site to develop without some form of public initiative are multi-fold. The land could be used solely for institutional uses. In this event, the potential for developing housing and tax producing uses would be lost. A second danger is that the large site could be broken up into a series of smaller parcels. This would result in a development which did not maximize the above advantages of topography and location. Furthermore, the opportunity of creating a balanced, integrated development would be lost.

#### VI. CITIZEN INVOLVEMENT

There are no known community groups which have a direct interest in this site. There are, on the other hand, a number of interests that ought to be involved. These include:

##### A. INSTITUTIONS

1. New England Baptist Hospital
2. Parker Hill Medical Center
3. Resthaven Corporation



B. LAND OWNERS

1. M. Moscow
2. Lahey Clinic
3. Boston Edison
4. Ruggles Street Baptist Church
5. Other minor owners
6. Home owners

C. COMMUNITY GROUPS

1. Mission Hill Church
2. Mission Hill Civic Association
3. Bromley-Heath Public Housing
4. The Jefferson School Association

VII. RELOCATION REQUIREMENTS

Assuming rehabilitation, there will be no relocation.

There are no businesses within the new neighborhood boundary.

VIII. RECOMMENDED NEXT STEPS

A. PRELIMINARY ACTIVITIES

1. Isolate areas of concern to the City such as necessary public improvements, suitability of various public programs -- 121A, Code Enforcement, etc.
2. Isolate areas of concern to the institutions, i.e. their interest in selling or exchanging land, participating in or sponsoring a project.





3. Isolate areas of concern to the local community groups, i.e. their perception as to how the vacant land could best be used and their interest in sponsoring a project.

B. ESTABLISH FRAMEWORK FOR A PARKER HILL NEW NEIGHBORHOOD

1. Develop from interface of City, institution and local community interests a first stage plan of development.

2. Test out critical assumptions through various feasibility studies.

3. Seek advice and support of City, institution and local interests.

C. DEVELOP NEW NEIGHBORHOOD PLAN FOR FINAL REVIEW



# PARCEL INFORMATION TABLE

SITE: PARKER HILL - SITE #1 - JAMAICA PLAIN

Map #1

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
40 Huntington Ave.	1377	1,636	1,200		1,200	M. Moskow
46 Huntington Ave.	1509	2,330	1,500	7,300	8,800	M. Moskow
48 Huntington Ave.	1508	2,335	1,300	7,300	8,800	M. Moskow
50 Huntington Ave.	1507	2,335	1,300	7,300	8,800	M. Moskow
52 Huntington Ave.	1506	2,335	1,300	7,300	8,800	M. Moskow
54 Huntington Ave.	1505	2,335	1,300	7,300	8,800	M. Moskow
56 Huntington Ave.	1504	2,335	1,300	7,300	8,600	M. Moskow
58/60 Huntington Ave.	1503	2,335	1,300	4,700	6,000	M. Moskow
62 Huntington Ave.	1502	2,335	1,300	4,000	5,300	M. Moskow
64 Huntington Ave.	1501	2,335	1,300	4,000	5,300	M. Moskow
66 Huntington Ave.	1500	2,335	1,300	4,000	5,300	M. Moskow
68 Huntington Ave.	1499	2,335	1,300	4,000	5,300	M. Moskow
70 Huntington Ave.	1498	2,200	1,200	4,000	5,200	M. Moskow
72 Huntington Ave.	1497	2,200	1,200	4,000	5,200	M. Moskow
74 Huntington Ave.	1496	2,200	1,200	3,500	4,700	M. Moskow
76 Huntington Ave.	1495	2,200	1,200	4,000	5,200	M. Moskow
78 Huntington Ave.	1494	2,200	1,200	3,300	4,500	M. Moskow
80 Huntington Ave.	1493	2,197	1,200	3,300	4,500	M. Moskow
82 Huntington Ave.	1492	<u>2,126</u>	1,200	3,300	4,500	M. Moskow
SUB-TOTAL		42,642				
VL Colburn Street	1510	59,641	?		?	Boston Edison
VL Colburn Street	1511	32,804	?		?	Boston Edison



PARCEL INFORMATION TABLE

SITE: PARKER HILL - SITE #1 - JAMAICA PLAIN

Map 2

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
VL-Fisher Street	1441	69,800	10,500		10,500	Lahey Clinic
VL-Fisher Street	1444	5,005	1,300		1,300	New England Bap. Hospital
198 Fisher Street	1445	4,306	1,100		1,100	New England Bap. Hospital
198 Fisher Street	1446	3,707	900	5,300	6,200	Lahey Clinic
VL-Fisher Street	1447	4,234	1,100		1,100	Lahey Clinic
VL-Fisher Street	1448	2,484	600		600	Parker Hill Realty
190 Fisher Street	1449	2,484	600	4,400	5,000	Lahey Clinic
188/186 Fisher Street	1450	2,716	700	3,500	4,200	Lahey Clinic
184 Fisher Street	1451	2,473	600		600	Lahey Clinic
182 Fisher Street	1452	4,108	1,000	5,800	6,800	Joseph Simareo
176 Fisher Street	1453	2,284	600	5,100	5,700	Agnes Ryan
174 Fisher Street	1454	1,954	500	1,000	1,500	Agnes Ryan
VL-Fisher Street	1455	2,344	500	500	1,000	Agnes Ryan
95 Estey Street	1456	2,265	300		300	Agnes Ryan
12/14 Estey Street	1457	2,452	300		300	Lahey Clinic
VL-Ellingwood	1458	3,900	600		600	Lahey Clinic
VL- Ellingwood	1459	3,900	600		600	Ed McGill
25 Ellingwood	1460	3,900	600		600	Lahey Clinic
VL-Ellingwood	1461	1,950	300		300	Lahey Clinic
VL-Ellingwood	1462	1,950	300		300	Lahey Clinic
33/31 Ellingwood	1463	2,053	300	3,400	3,700	Lahey Clinic
37/35 Ellingwood	1464	2,259	400	3,600	4,000	Lahey Clinic
VL-Ellingwood	1465	4,040	600		600	Lahey Clinic
1 Ellingwood	1466	3,771	600		600	Lahey Clinic
	1467					Lahey Clinic
	1468					Consolidated with 1487
	1469					
VL-Ellingwood	1470	3,900	400		400	Lahey Clinic
VL-Ellingwood	1471	4,030	400		400	Lahey Clinic
30 Ellingwood	1472	2,310	300		300	Lahey Clinic
VL-Ellingwood	1473	2,211	300		300	Lahey Clinic
	1474					
22/20 Ellingwood	1475	3,942	800	6,000	6,800	Lahey Clinic
VL-Ellingwood	1476	3,762	800		800	Lahey Clinic
VL-Ellingwood	1477	3,810	800		800	Lahey Clinic
6 Estey	1478	2,400	600	3,400	4,000	Parker Hill Realty
4 Estey	1479	2,416	600		600	Parker Hill Realty
249 A Heath	1480	42,359	10,600	69,400	80,000	Fraser and Walker Assoc.
253 Heath	1481	4,862	1,400	5,200	6,600	Lahey Clinic
253 Heath	1481-1	5,558	1,000	1,500	2,500	Lahey Clinic
255 Heath	1481-2	3,155	900		900	Lahey Clinic
257/259 Heath	1482	4,016	1,200	4,800	6,000	Lahey Clinic
2-4 Pine Grove	1482-1	7,947	2,000		2,000	Lahey Clinic
1-3 Pine Grove	1483	3,358	800	14,200	1,500	Lahey Clinic
261/263 Pine Grove	1483-1	3,890	1,200	32,800	34,000	Lahey Clinic
269 Pine Grove	1484	7,951	2,000	5,000	7,000	Lahey Clinic
271 Pine Grove	1485	2,276	600	2,900	3,500	Lahey Clinic
273 Pine Grove	1486	3,600	1,100	2,100	3,200	Lahey Clinic
9 Pine Grove	1487	11,446	2,200	3,300	5,500	Lahey Clinic
277 Pine Grove	1487-1	11,284	2,200		2,200	Lahey Clinic



SITE: PARKER HILL - SITE #1 - JAMAICA PLAIN (con't)

Map #2

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
87 Heath	1488	43,651	8,700	1,800	8,700	Lahey Clinic
00 So. Huntington	1489	4,027	2,500		2,500	Lahey Clinic
0 So. Huntington	1489-1	7,276	7,300		7,300	Lahey Clinic
L-So. Huntington	1489-2	3,848	1,900		1,900	Lahey Clinic
8 So. Huntington	1489-3	16,250	20,500		20,500	Lahey Clinic
L-So. Huntington	1489-4	54,515	4,400		4,400	Lahey Clinic





PARCEL INFORMATION TABLE

SITE: PARKER HILL - SITE #1 - JAMAICA PLAIN

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
7/229 Heath	1551	2057	600	3400	4000	Grady, Julia
1 Heath	1553	3659	900		900	Grady, Julia
5 Heath	1554	3437	900	3600	4500	Grady, Julia
Heath	1555	3371	300		300	Parker Hill Realty
Heath	1556	3182	300		300	Parker Hill Realty
	1557	3261	300	100	400	Parker Hill Realty
0&108 Lawn	1558	2451	600	3000	3600	Bisdon, M.
0 Lawn	1559	2206	600		600	Parker Hill Realty
Lawn	1560	1939	400		400	Parker Hill Realty
Lawn	1561	2880	600	4000	4600	Parker Hill Realty
Lawn	1562	2880	600		600	Parker Hill Realty
Lawn	1563	2880	600		600	Parker Hill Realty
Lawn	1564	2887	900		900	Parker Hill Realty
Hayden	1565	3422	400	3000	34000	Parker Hill Realty
Hayden	1566	2165	800	4700	5500	Trustees, Parker Hill Real
Hayden	1567	2239	600		600	Realty Trust
Hayden	1568	2239	600		600	Realty Trust
Hayden	1569	2219	600	3400	4000	Warner Cons't. Corp.
Hayden	1570	2185	500		500	Parker Realty
Hayden	1571	2207	600		600	Realty Trust
Hayden	1572	3171	800		800	Realty Trust
Hayden	1573	2711	700		700	Lahey Clinic
Hayden	1574	4062	800		800	Parker Hill Realty
Hayden	1575	4000	800		800	Parker Hill Realty
Estey	1576	1500	400		400	Kenmore Realty Trust
Estey	1577	1500	400		400	Kenmore Realty Trust
Estey	1578	1451	400		400	Kenmore Realty Trust
Fisher	1579	4346	900		900	Kenmore Realty Trust
Fisher	1580	4876	1200		900	Kenmore Realty Trust
Fisher	1581	5214	1300		900	Kenmore Realty Trust
Fisher	1582	4004	1000		900	Kenmore Realty Trust
Fisher	1583	4050	1000		900	Kenmore Realty Trust
Fisher	1584	4097	1000		900	Kenmore Realty Trust



# PARCEL INFORMATION TABLE

SITE: PARKER HILL - SITE #1 - JAMAICA PLAIN

Map #4

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
9-171 Heath	1511	3544	1600	6500	8100	O'Brian
75 Heath	1512	4204	1300	1800	3100	Tezar
77(c) Heath	1513	4256	1500	3000	4500	Ruggles St. Church
79A-179B Heath	1514	4243	1500		1500	City of Boston - Foreclos
31 Heath	1515	4333	1300	1000	2300	Ruggles St. Church
33/185 Heath	1516	2174	800	5200	6000	J. Morgan
35 Heath Rear	1517	3448	500	1800	2300	Ed. E. Pope
37/189A Heath	1518	3040	1100	6500	7600	Carey, Charles
L - Heath	1519	2000	200		200	Boston, City of
L - Heath	1520	5320	500		500	Andrew, Magee
L - Heath	1521	5577	500		500	City of Boston
97 Heath	1522	5615	2000		2000	Ruggles St. Baptist Church
L - Heath	1523	5697	1700		1700	Boston, City of
05 Heath	1524	22479	4500	9000	13500	Mitchell, Elias
11/213 Heath	1525	9429	3100		3100	Ruggles St. Baptist Church
15 Heath	1526	9269	2400		2400	Ruggles St. Baptist Church
	1527					
19 Heath	1528	2780	1000		1000	Ruggles St. Baptist Church
21 Heath	1529	2659	1100		1100	Ruggles St. Baptist Church
L - Lawn	1530	3205	800		800	Ruggles St. Baptist Church
4 Lawn	1531	3192	600	3500	4100	Ruggles St. Baptist Church
0 Lawn	1532	3485	700	3300	4000	Ruggles St. Baptist Church
L Lawn	1533	5390	1100		1100	Ruggles St. Baptist Church
L Lawn	1534	3135	600	4000	4600	Ruggles St. Baptist Church
L - Lawn	1535	2850	300		300	Ruggles St. Baptist Church
6/58 Lawn	1536	3800	800	3200	4000	Ruggles St. Baptist Church
4 Lawn	1537	3800	800	3900	4700	Couris, E.
L - Lawn	1538	4375	900		900	Couris, E.
L - Lawn	1539	5106	500		500	Ruggles St. Baptist Church
L - Lawn	1540	5094	500		500	Boston, City of
L - Lawn	1541	5090	300		300	Ruggles St. Baptist Church
L - Lawn	1542	5080	300		300	Ruggles St. Baptist Church
L - Lawn	1543	5080	300		300	Ruggles St. Baptist Church
2 Lawn	1544	4000	500	4800	5300	Budi Moreno
8 Lawn	1545	4081	1000	4000	5000	Swiechowicz
6/24 Lawn	1546	4400	900		900	Boston, City of
2/20 Lawn	1547	3506	900	4100	5000	Veal, J.
8 Lawn	1548	2985	1000	4000	5000	Scarpa, Louis
L - Lawn	1549	2272	600		600	Katsenes, Sylvia
2 Lawn	1550	1948	900	3500	4400	Meins, Paulis
9 Lawn	1355	2947	700	4600	5300	Saco, Angelo
L Lawn	1356	2972	600		600	Katsenes, Sylvia
L Lawn	1357	2900	600	4300	4900	Katsenes, Sylvia
L Lawn	1358	2868	300		300	Bosden, Mary
1 Lawn	1359	2824	600		600	G. Everett
3 Lawn	1360	2800	600	2400	3000	Bryson, W.
9 Lawn	1361	2778	600		600	Ruggles St. Baptist Church



Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
Lawn	1362	2759	600	3900	4500	Ruggles St. Baptist Church
Lawn	1363	2692	500	3900	4400	Warren Construction
Lawn	1364	2500	500	3900	4400	Ruggles St. Baptist Church
Lawn	1365	2313	500	3800	4300	Ruggles St. Baptist Church
Lawn	1366	3712	800	3800	4600	Ruggles St. Baptist Church
Lawn	1367	4537	900		900	Ruggles St. Baptist Church
Lawn	1368	4446	700		700	Ruggles St. Baptist Church
Lawn	1369	2616	300		300	Ruggles St. Baptist Church
Lawn	1370	2614	300	3500	4000	Ruggles St. Baptist Church
Lawn	1371	2648	500	4300	4800	Ruggles St. Baptist Church
Lawn	1372	2657	700	1000	1700	Ruggles St. Baptist Church
Hayden	1373	3630	900	2200	3100	Ruggles St. Baptist Church
Hayden	1374	1160	300		300	Ruggles St. Baptist Church
Hayden	1375	3630	900	3900	4800	Buchanan, S.
Hayden	1376	3630	400		400	Boston, City of
Fisher	1336	2507	1000		1000	Ruggles St. Baptist Church
Fisher	1337	2453	700		700	Ruggles St. Baptist Church
Fisher	1338	2570	800		800	Ruggles St. Baptist Church
Fisher	1339	2595	800	4500	5300	Howe, J.
Fisher	1340	7972	2000		2000	City of Boston
Fisher	1341	4486	1100	4800	5900	Ruggles St. Baptist Church
Fisher	1342	82384	12400		12400	Rest Haven Corp.
Fisher	1343	800	200		200	Rest Haven Corp.
Fisher	1344	2275	600		600	Rest Haven Corp.
Fisher	1345	2275	600		600	Rest Haven Corp.
Fisher	1346	2015	600		600	Rest Haven Corp.
	1347	2071	500	400	900	Rest Haven Corp.
	1348					
	1349					
Bucknam	1350	2268	700	4500	5200	Gilligan, Pat
Bucknam	1351	2267	700	4500	5200	Cataldo, Louis
Bucknam	1352	2415	700	4500	5200	Gallagher, Mary
Bucknam	1353	3129	900	4000	4900	Carmela, Malino
Bucknam	1354	4100	1100	4200	5300	Sneyd, Louis
Lawn	1283	3089	1200	13300	14500	Lilly, W.
Lawn	1284	3073	500		500	Boston, City of
Lawn	1285	3153	500		500	Boston, City of
Lawn	1286	3159	500		500	Boston, City of
Lawn	1287	3165	500		500	Boston, City of
Lawn	1288	3171	500		500	Boston, City of
Lawn	1289	3176	500		500	Boston, City of
Lawn	1290	3150	500		500	Boston, City of
Lawn	1291	3102	500		500	Boston, City of



Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
isher Ave.	1220	4186	300	-	300	Boston, City of
her Ave.	1221	4186	300	-	300	Boston, City of
isher Ave.	1222	4485	00	5000	5700	Authur & Slaine Papas
isher Ave.	1223	4267	600	-	600	Authur & Slaine Papas
isher Ave.	1224	4197	600	5500	6100	Emilia Sarciewicz
isher Ave.	1225	4358	700	-	700	Mary Murray
isher Ave.	1226	4050	600	2400	3000	Mary Murray
isher Ave.	1227	3240	-	unknown	-	Unknown
isher Ave.	1228	3481	500	-	500	John & Hazel Talluto
isher Ave.	1229	1992	-	unknown	-	Unknown
isher Ave.	1230	3496	500	-	500	Boston, City of
isher Ave.	1231	3915	400	-	400	Boston, City of
isher Ave.	1232	4071	500	3500	4000	William Hill
isher Ave.	1233	4071	500	4400	5900	Patrick & Mary Buricie
isher Ave.	1234	4150	600	4900	5500	Fielix & Sophie Gierasim
isher Ave.	1235	4126	500	-	500	Fielix & Sophie Gierasim

GRAND TOTAL: Square feet - 1,121,049 (25.8 acres)  
Assessed Value - \$612,300









NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

JAMAICA PLAIN, SITE NO. 2

JAMAICA POND

Prepared by  
The Planning Department of  
The Boston Redevelopment Authority  
January 30, 1970



## CONTENTS

(Jamaica Plain, Site No. 2, Jamaica Pond)

Map of Jamaica Plain-Parker Hill Showing Site Location

- I. Site Description
- II. Adjacent Land Uses
- III. Access and Convenience
- IV. Factors Affecting Development of the Site
- V. Present Status of Development
- VI. Appropriateness for New Neighborhoods Program
- VII. Citizen Involvement
- VIII. Relocation
- IX. Next Steps

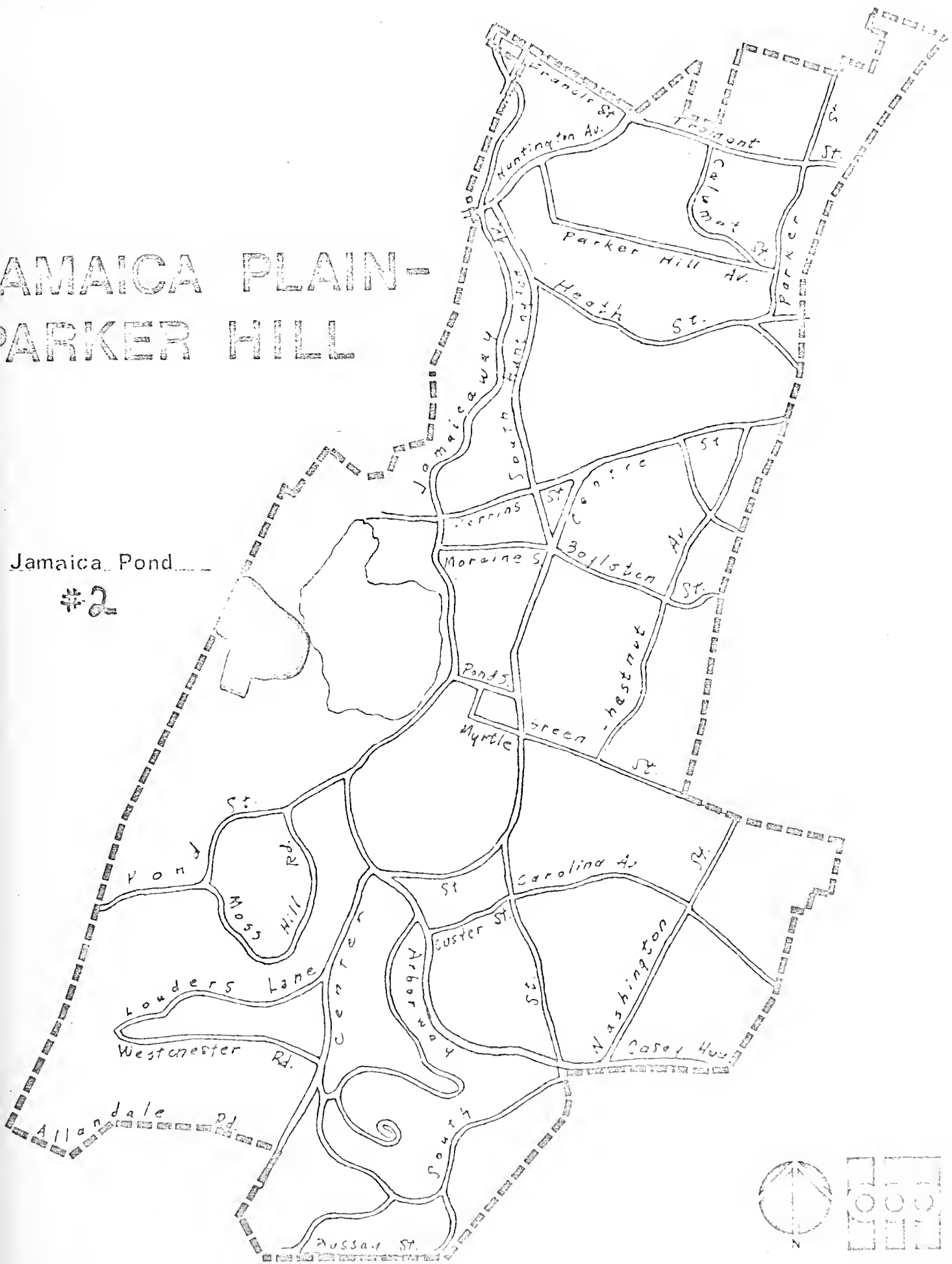
Parcel Information Table



# JAMAICA PLAIN- PARKER HILL

Jamaica Pond

#2







I. SITE DESCRIPTION

- A. SIZE: The site is 24 acres in size.
- B. LOCATION: The western boundary of the Jamaica Plain site follows in a north-south direction the Boston-Brookline City line and the dividing line between developed and undeveloped portions of land owned by the Greek Archdiocese. The southern and eastern sides of the site are defined by the property line of the Greek Archdiocese. The northern boundary is Prince Street.
- C. TOPOGRAPHY: The proposed site for a new neighborhood is located on a bluff overlooking the southwestern side of Jamaica Pond. At the summit of the hill, the site affords an excellent view of Jamaica Pond. The property has a large number of large, old oak, beach and pine trees. The topography at no point exceeds a slope of  $15^{\circ}$ . The site is, therefore, suitable for construction.
- D. USE: The site is essentially vacant.
- There is, on the other hand, an area where land fill has been placed. This might indicate a parcel which is to be developed in the near future.
- The boundary lines have been drawn so as to exclude those areas presently developed by the Greek Orthodox



Theological School.

The buildings outside the designated boundary include dormitories, classrooms, a church, administrative buildings, and a gymnasium.

- E. OWNERSHIP: The entire site is owned by the Greek Archdiocese.

## II. ADJACENT LAND USES

- A. SURROUNDING AREA: The proposed site is located in a greenbelt which extends from Jamaica Pond south along the Boston-Brookline border. Within this greenbelt are located large estates and institutions such as the Greek Theological School, the Nazareth School, and the Faulkner Hospital. On the edges and between these large parcels are residential areas of single family homes.

- B. PARCELS ADJACENT TO PROPOSED SITE: The properties to the west and south of the new neighborhood site are used by the Greek Orthodox Theological School. They consist of a church, classrooms, a gymnasium, dormitories and an administrative building.

Properties to the south of the Greek Orthodox Theological School are not intensely developed. They include several large residences and a Catholic church.

The eastern boundary of the site consists of a residential community of single family homes.



### III. ACCESS AND CONVENIENCE

- A. ACCESS: The major artery serving the area of the proposed site is the Jamaica way. Prince and Perkins Street are the only local distributors which tie into the site.
- B. PUBLIC TRANSIT: Bus lines service the Jamaica way and Pond Street. They are not within walking distance of the site.
- C. CONVENIENCE: There are no commercial areas within walking distance. The nearest shopping centers are at Brookline Village and Center Street of Jamaica Plain; both of which are more than two miles away.

### IV. FACTORS AFFECTING DEVELOPMENT OF THE SITE

- A. CONSTRAINTS: The major liabilities concerning development of the site pertain to poor access and institutional ownership.

If the site is to be developed at a high density for residential uses, a new circulation system will have to be developed. The existing system is not well defined. The local distributors are narrow, two lane roads with a large number of curves. What is required is an efficient system of local feeders distributors and collectors.



In addition, the proposed site is owned by an institution that probably has plans for using the present vacant land. The condemnation of this property would set a precedent. Note the controversy surrounding the state taking land owned by Harvard for use as a stadium. If, on the other hand, such a precedent is to be established, the site ought to be developed as one of a series of new neighborhoods in the greenbelt previously described.

- B. OPPORTUNITY: The major opportunity afforded by this site is that the land is owned by a single institution. There are no problems of multiple ownership. Furthermore, the size of the site and the view which it affords make this a prime location.

#### V. PRESENT STATUS OF DEVELOPMENT

Land fill was seen on the site, but there is no further indication that there are plans for using the vacant land.

#### VI. APPROPRIATENESS FOR NEW NEIGHBORHOODS PROGRAM

If the City is willing to establish an across-the-board policy that land presently vacant and owned by institutions is subject to acquisition by the City for tax producing uses, this site would seem appropriate. Only under this circumstance or an expressed willingness by the institution concerned to sell a portion of its land does a City sponsored development here seem appropriate.





## VII. CITIZEN INVOLVEMENT

The Greek Orthodox Church should be contacted. They might be interested in sponsoring a tax producing re-use of the site.

The residential neighborhood of Moss Hill is one of single family homes and large estates. It is fairly certain that these groups would not be in favor of supporting a new neighborhood of high density areas and low-income residents.

## VIII. RELOCATION

None

## IX. NEXT STEPS

A. The City should decide whether it wants to establish a policy whereby land presently vacant and owned by institutions will be subject to acquisition by the City.

B. Assuming the City decides to implement the above policy, the Greek Archdiocese should be informed.

The City might then ask the Church if it would be interested in sponsoring a New Neighborhoods program.

If the church is not, the City might decide to undertake the program on its own.

C. If the above policy is not adopted, the City might inquire as to the Church's interest in sponsoring a New Neighborhood development on the site with City assistance.



# PARCEL INFORMATION TABLE

SITE: JAMAICA PLAIN, SITE NO. 1, JAMAICA POND

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
	2206	912,678	54,800		54,800	Greek Arch Diocese, Orthodox Theological School, Inc.
	2207	137,890	6,900		6,000	Greek Arch Diocese, Orthodox Theological School, Inc.
AL		1,050,568	61,700		61,700	







NEW NEIGHBORHOODS PRELIMINARY ANALYSIS

SOUTH BOSTON, SITES 1-4

BAXTER STREET AREA

Prepared by  
The Planning Department of  
The Boston Redevelopment Authority  
January 30, 1970





## CONTENTS

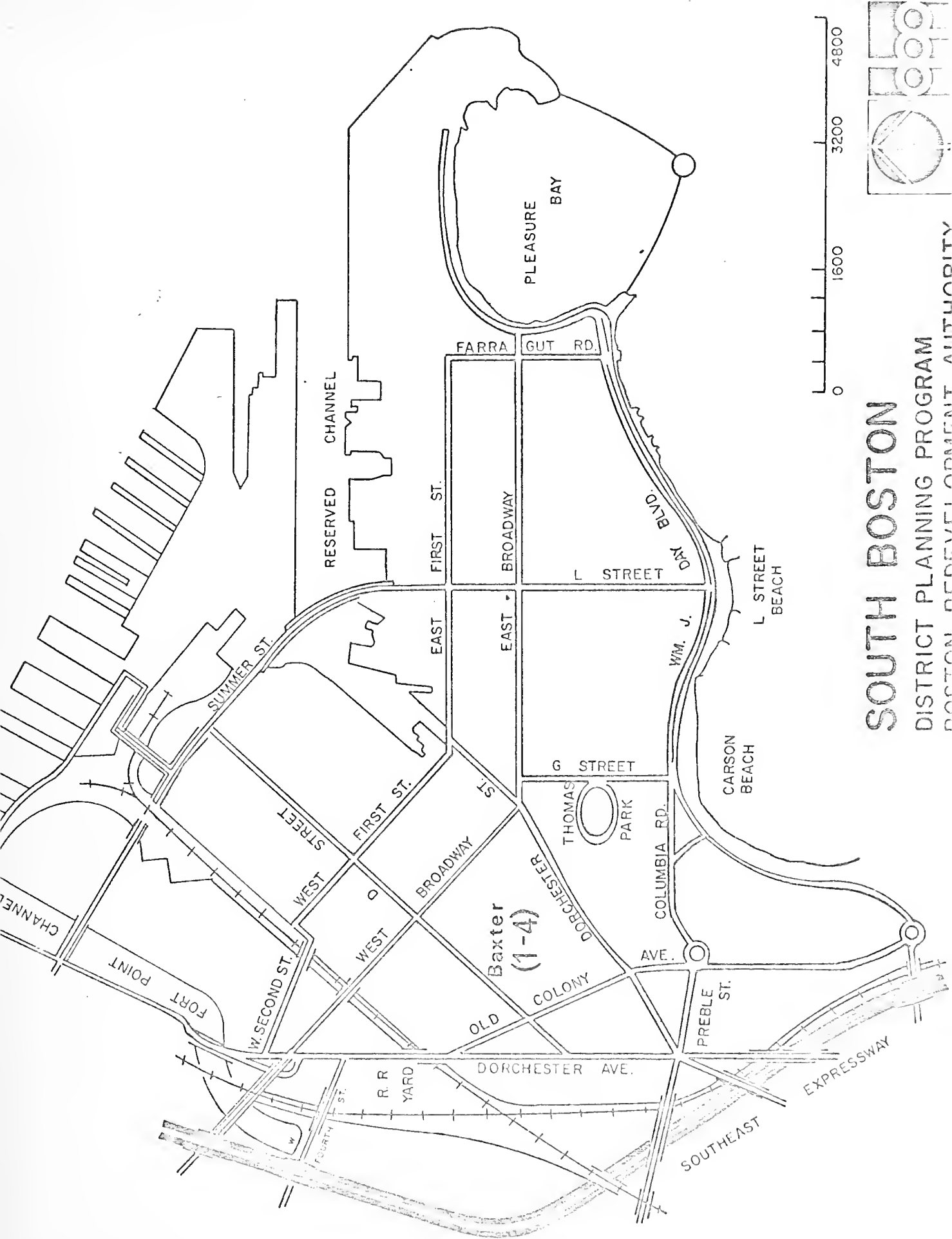
(SOUTH BOSTON, SITES 1-4, BAXTER STREET)

Map of South Boston showing site locations

- I. Site Description
- II. Factors Affecting Development of the Site
- III. Present Status of Development
- IV. Appropriateness of New Neighborhood Program
- V. Citizen Involvement
- VI. Relocation Requirements
- VII. Recommended Next Steps

Parcel Information Table





# SOUTH BOSTON

DISTRICT PLANNING PROGRAM

BOSTON REDEVELOPMENT AUTHORITY



## I. SITE DESCRIPTION

These four vacant sites are located in close proximity to one another in a dilapidated residential section of South Boston. Although each site is less than one acre in size, together they form a 1.3 acre tract. Because of the severe need for "standard" housing in the district, these sites should be included in the New Neighborhoods Program. (Incidentally, a resident group is very interested in sponsoring new housing construction in this area).

## II. FACTORS AFFECTING DEVELOPMENT OF THE SITES

- A. Land under many ownerships - constraint
- B. There is some City-owned land - opportunity
- C. Neighborhood generally run-down - (may be hard to obtain financing) - constraint
- D. A well-organized residents group is determined to build sales housing on these and other vacant sites - opportunity
- E. Much rehabilitation and community improvement needed in the surrounding area - constraint

## III. PRESENT STATUS OF DEVELOPMENT

The Neighborhood Revival Committee of the South Boston Residents Group, Inc. has been investigating the possibility of erecting pre-fabricated housing on vacant land throughout the



district. (Their developer would be Colonial Fabricators of Pembroke). The Residents Group should be given as much help and encouragement as possible.

#### IV. APPROPRIATENESS FOR NEW NEIGHBORHOODS PROGRAM

This is a residential neighborhood that needs a good deal of environmental improvement to restore resident confidence in the area. New Neighborhoods could provide a vehicle to this end.

#### V. CITIZEN INVOLVEMENT

A must in this case (see III). If the Neighborhood Revival Committee is not involved from the beginning, it will strongly oppose the project.

#### VI. RELOCATION REQUIREMENTS

At the present time, there is no relocation load as the suggested sites are vacant. Discussions with the community may enable us to develop a more comprehensive plan calling for some rehab and demolition, however. If this happens, some families may have to be relocated.

#### VII. RECOMMENDED NEXT STEPS

This matter should be discussed at length with the Neighborhood Revival Committee of the South Boston Revival Group, Inc. (Perhaps this organization later can be incorporated into the Housing Subcommittee of the South Boston LAC). We must work with the community from the start, though, if this project is to be successful.





# PARCEL INFORMATION TABLE

SITE: 1

Address	Parcel Number	Square Footage	Assessed Value			Owner
			Land	Building	Total	
W. 6th Street	670	1690	\$500		\$500	Globe Bag Co.
-167 W.6th Street	673	1397	400		400	City of Boston
	674	1209	400		400	City of Boston
	675	1269	400		400	City of Boston
-130 Tudor Street	686	<u>11,000</u>	3300		<u>3300</u>	Globe Bag Co.
		16,565			5,000	



# PARCEL INFORMATION TABLE

SITE: 2

Address	Parcel Number	Square Footage	Assessed Value			Owner
			Land	Building	Total	
3 W. 7th Street	731	1482	\$700	0	\$700	City of Boston
5 "	732	1475	700	0	700	Lynn Park Realty Trust
7 "	733	1467	700	0	700	"
Baxter Street	759	1260	500	0	500	City of Boston
"	758	1217	400	0	400	J. C. Loitus
"	757	1232	1600	0	1600	E. Munstis
"	756	<u>1232</u>	1600	0	<u>1600</u>	Est. of F. J. L.
		9365			6200	



# PARCEL INFORMATION TABLE

TE: 3

Address	Parcel Number	Square footage	Assessed Value			Owner
			Land	Building	Total	
7 Baxter	776	997	300	0	300	City of Boston (FLC)
9 Baxter	777	1014	400	0	400	City of Boston (FLC)
11 Baxter	778	1014	400	0	400	City of Boston (FLC)
18 W. Eighth	810	1030	400	0	400	Louis Cantor, Trustee of Lynn Park Realty Trust
20 W. Eighth	809	1070	400	0	400	Louis Cantor, Trustee of Lynn Park Realty Trust
22 W. Eighth	808	1070	400	0	400	Louis Cantor, Trustee of Lynn Park Realty Trust
24 W. Eighth	807	<u>1070</u>	400	0	<u>400</u>	Louis Cantor, Trustee of Lynn Park Realty Trust
		7265			2700	



# PARCEL INFORMATION TABLE

SITE: 4

Address	Parcel Number	Square Footage	Assessed Value			Owner
			Land	Building	Total	
9 W. 8th Street	280	1494	\$500		\$500	L. Mahoney
1 "	281	1146	500		500	E. Wren
3 "	282	1163	500		500	"
5 "	283	1163	500		500	"
7 "	284	1198	500		500	"
9 "	285	1213	500		500	"
1 "	286	1232	600		600	"
3 "	287	1250	600		600	"
"	288	1250	600		600	"
7 "	289	1270	600		600	"
9 "	290	1430	600		600	"
4-120 W. 9th Street	314	1096	400		400	"
	313	1851	600		600	"
	312	2750	1000		1000	"
	309	<u>1422</u>	500		<u>500</u>	"
		20,928			8,500	

4416 44



C50 BRA/

Boston Redevelopment Auth.

1 New neighborhoods; Prelimin- .

1 ary analysis of potential  
sites.









